

LAND USE APPLICATION SUMMARY

Property Location: 1256 Penn Ave N, 1235-43 Oliver Ave N
Project Name: Thor HQ
Prepared By: Shanna Sether, Principal City Planner, (612) 673-2307
Applicant: Thor
Project Contact: D'Angelos Svenkeson
Request: To construct a new mixed use building with office, retail and a principal parking facility.

Required Applications:

Conditional Use Permit	To allow a principal parking facility in the C2 District.
Variance	To reduce the south interior side setback from 9 feet to 0 feet.
Variance	To reduce the off-street loading requirement from 2 large spaces to 0.
Site Plan Review	For the construction of a new mixed-use building.

SITE DATA

Existing Zoning	C2 Neighborhood Corridor Commercial District R2B Two-Family District (1235 Oliver Ave N)
Lot Area	53,457 square feet / 1.22 acres 3,525 square feet / .08 acres (1235 Oliver Ave N)
Ward(s)	5
Neighborhood(s)	Northside Residents Redevelopment Council
Designated Future Land Use	Mixed Use Urban Neighborhood (1235 Oliver Ave N)
Land Use Features	Neighborhood Commercial Node (Plymouth and Penn Aves N) Community Corridor (Penn Ave N and Plymouth Ave N)
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	August 29, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	October 28, 2016	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is located at the southeast corner of the Penn Ave N and Plymouth Ave N intersection. The largest parcel is 1256 Penn Ave N and has been vacant since 1994. Historically, the land uses on the subject property were a filling station from 1923-1976 and a fast-food restaurant from 1976-1994. The property at 1237 and 1243 Oliver Ave N were originally constructed as duplexes, in 1916 and 1927, respectively, and both were demolished in 1970. There is no record of construction at 1235 Oliver Ave N.

The project site was included in a City of Minneapolis Public Land Sale, presented to CPC-CoW on July 21, 2016. The land sale included properties on the southwest and southeast corners on the intersection of Penn Avenue North and Plymouth Avenue North to Hennepin County, which are currently vacant land, as part of an expansion project of North Point Health & Wellness that will take place on the northwest corner. Estes Funeral Home will be relocated to a new one story structure on the southwest site, and the southeast site is the subject property.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject property is located along the planned Arterial Bus Rapid Transit C Line, which is identified in the Penn Avenue Community Works project. New intersection improvements and signaling will be incorporated at Penn and Plymouth. ABRT stops will be located at the southwest and north east corners of the intersection.

The properties at the intersection are presently Estes Funeral Home, Urban League – Minneapolis, and a surface parking lot owned by the City of Minneapolis and used for off-site parking for NorthPoint, Inc. Properties to the east of the site include the University of Minnesota Urban Research Outreach-Engagement Center (UROC) and the Fourth Precinct. Properties to the south of the site are low-density residential.

PROJECT DESCRIPTION. The proposed project is a mixed-use building with office, retail and a principal parking facility. The proposed 11,000 square feet of restaurant and retail will be located along the Plymouth frontage. The approximately 70,000 sq. ft. office space will be for Thor's new headquarters. Their lobby will be accessed at the corner of the property and the offices will be located on the third and four floors. Thor will also be providing a community room and gallery on the third floor within their office space. The proposed principal parking facility would primarily serve staff and clientele of NorthPoint, which is located across the intersection and includes plans to expand. The proposed parking facility will be accessed from the adjacent vacated Oliver Ave N, over property owned by UROC. The proposed parking garage will be open on three sides, facing Penn Ave N, the public alley and adjacent residential structures.

The property located at 1235 Oliver Ave N is zoned R2B Two-Family District. The property cannot be combined with the larger project area per section 535.210, which prohibits the creation of split zoned parcels. The building will not encroach onto 1235 Oliver Avenue North, which will instead be a landscaped yard with an inlet to the underground stormwater storage tank for the proposed development.

PUBLIC COMMENTS. Public comments have not been received in response to the proposed project. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow a principal parking facility based on the following findings:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

The proposed principal parking ramp is one of three principal uses on the property. The parking ramp will provide district parking needs to the area uses including NorthPoint Health and Wellness Center, Estes Funeral Home, the Urban League and the UROC. The proposed parking facility will be accessed from Plymouth Ave, through an existing curb cut and will have public pedestrian access at Plymouth and Penn Aves. Staff finds that the establishment of a new principal parking facility at this location will not be detrimental to or endanger the public health, safety, comfort or general welfare.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The proposed parking ramp will be located approximately 30 feet from the nearest residential use along Oliver Ave N and 40 feet from the nearest residential use on Penn Ave N. The parking ramp accessing each floor is located at the center of the garage. In addition, the applicant is proposing to provide a perforated metal screen between floors to screen the vehicles and headlights and to avoid the appearance of sloped floors, if any. Staff finds that the proposed parking ramp will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property.

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

The subject property has access to adequate utilities and roads. The drainage and necessary facilities will be provided. The project is required to comply with all Public Works ordinances and standards.

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

The proposed parking facility will be accessed from the UROC property, through an existing curb cut on Plymouth Ave. The vehicle access to the parking facility is approximately 150 feet from the curb, which will provide sufficient space for queuing vehicles entering the parking ramp. Pedestrian access points to the parking ramp are on both Plymouth and Penn Aves. Hennepin County is working with a consultant to make travel demand management and signaling recommendations, due to the redevelopment around the intersection of Penn and Plymouth Aves, with consideration of the Penn Ave Works project. The consultant will continue to work with Public Works – Transportation and CPED staff on recommendations for the site and surrounding area to ensure access and safety for pedestrians, bicyclists, transit riders and vehicles. Staff finds that adequate measures have been proposed or will be made upon review of the travel demand management plan, to minimize traffic congestion in the public streets.

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

The proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

The subject property is located at the intersection of two community corridors, Penn and Plymouth Aves N. These corridors are primarily residential with intermittent commercial uses clustered at intersections in nodes and generally support small-scale retail sales and services, serving the immediate neighborhood. The property is also located within a neighborhood commercial node, except for 1235 Oliver Ave N. Neighborhood commercial nodes typically provide retail or service uses on at least three corners of the intersection.

Land Use Policy I.9: Through attention to the mix and intensity of land uses and transit service, the City will support development along Community Corridors that enhances residential livability and pedestrian access.

- I.9.1 Support the continued presence of existing small-scale retail sales and commercial services along Community Corridors.
- I.9.2 Support new small-scale retail sales and services, commercial services, and mixed uses where Community Corridors intersect with Neighborhood Commercial Nodes.
- I.9.3 Discourage uses that diminish the transit and pedestrian oriented character of Community Corridors, such as automobile services and drive-through facilities.
- I.9.4 Discourage the conversion of existing residential uses to commercial uses outside of Neighborhood Commercial Nodes.

Land Use Policy I.11: Preserve and enhance a system of Neighborhood Commercial Nodes that includes a mix of housing, neighborhood-serving retail, and community uses.

- I.11.1 Discourage the commercial territorial expansion of Neighborhood Commercial Nodes, except to adjacent corners of the node’s main intersection.
- I.11.2 Support the continued presence of small-scale, neighborhood-serving retail and commercial services in Neighborhood Commercial Nodes.
- I.11.3 Discourage new or expanded uses that diminish the transit and pedestrian character of Neighborhood Commercial Nodes, such as some automobile services and drive-through facilities.
- I.11.4 Encourage a height of at least two stories for new buildings in Neighborhood Commercial Nodes, in keeping with neighborhood character.

Economic Development Policy 4.9: Focus economic development efforts in strategic locations for continued growth and sustained vitality.

- 4.9.1 Prioritize economic development efforts around designated neighborhood commercial nodes, commercial corridors, activity centers, and growth centers.
6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

If the requested land use applications are approved, the proposal will comply with all provisions of C2 District.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the south interior side yard setback from 9 feet to 0 feet based on the following findings:

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

The proposed parking ramp is three stories in height and requires a 9-ft setback due to the adjacent R2B zoning located at 1235 Oliver Ave N. The applicant owns the property at 1235 Oliver Ave N and the lot cannot be combined with the larger project site, due to the different zoning classification. Therefore, the applicant will instead use the adjacent residentially zoned parcel as a landscaped yard, 28.5 feet wide. Staff finds that this creates a practical difficulty, unique to the property, that was not created by the applicant.

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

The applicant is proposing to develop the existing project area, zoned C2, as a mixed use development. The applicant will continue to own 1235 Oliver Ave N, the residentially zoned parcel to the south, which is creating the required side yard setback of 9 feet for the proposed parking ramp. The applicant will retain the residentially zoned parcel as a landscaped yard, 28.5 feet in width, which will provide 30 feet of a buffer yard to the nearest residential dwelling to the south, along Oliver Ave N. The purpose of yard requirements is to provide for orderly development and use of land and to minimize conflicts among land uses by governing the location of uses and structures. Staff finds that the applicant has proposed to utilize the property in a reasonable manner, consistent with the spirit and intent of the ordinance and comprehensive plan.

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

The applicant will continue to own 1235 Oliver Ave N, the residentially zoned parcel to the south, which is creating the required side yard setback of 9 feet for the proposed parking ramp. The applicant will retain the residentially zoned parcel as a landscaped yard, 28.5 feet in width, which will provide 30 feet of a buffer yard to the nearest residential dwelling to the south, along Oliver Ave N. In addition, the applicant is proposing to provide a perforated metal screen between floors to screen the vehicles, headlights and the appearance of sloped floors, if any. Staff finds that the proposed parking ramp will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. The setback variance will not be detrimental to the health, safety or welfare of the general public or those utilizing the property or nearby properties with the additional landscaped yard and screening of the parking ramp.

VARIANCE

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

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

Staff finds that practical difficulties exist in complying with the minimum off-street loading requirement due to circumstances unique to the parcel including the slope of the parcel and access to the site. The site slopes 5 feet from the corner to the east along Plymouth Ave. The slope of the property reduces the ability to create an enclosed loading area to meet the required minimum of 2 large spaces for the proposed office uses. In addition, the site is located adjacent to a public alley, at the corner of a busy intersection, with the proposed A-BRT line along Penn Ave N, which reduces the available locations to access enclosed loading areas. Instead, the applicant has shown that loading will occur on the adjacent property owned by UROC. Staff finds that these circumstances have not been created by the applicant.

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

The proposed office uses require a minimum off-street loading requirement of 2 large spaces. The applicant will be providing at least 1 large space, accessed from the immediately adjacent property, owned by UROC. The applicant is also proposing to access the proposed parking ramp via the same access from UROC. Staff has concerns that any loading during normal business hours will reduce the visibility of the parking ramp and is recommending that the applicant manage all service and loading vehicles before or after peak times. With the appropriate scheduling and managing of the deliveries and loading, staff finds that the applicant is proposing to utilize the property in a reasonable manner, consistent with the spirit and intent of the ordinance.

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

The applicant is proposing to utilize the adjacent property for loading, which will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. The applicant has an agreement with the adjacent property owner for access and loading. If granted, the proposed variance will not be detrimental to the health, safety or welfare of the general public or of those utilizing the property or nearby properties as long as the proposed loading plan complies with public works standards.

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:

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

BUILDING PLACEMENT AND DESIGN

Building placement – Meets requirements

- The first floor of the building is up to or within 8 feet of the front lot line abutting Penn Ave North. The building is located up to the corner side property line on the eastern half of the building along Plymouth Ave N and then the building is recessed 8 ft from the corner in order to provide outdoor

seating. The placement of the building reinforces the street wall, maximizes natural surveillance and visibility, and facilitates pedestrian access and circulation.

- The area between the building and lot line along Plymouth Ave includes tables and seating.
- All on-site accessory parking is located within the principal building served and below grade.

Principal entrances – Meets requirements with Conditions of Approval

- The building is oriented so that at least one principal entrance faces the front property line for each of the proposed land uses. The proposed principal parking facility will have a dedicated pedestrian entrance along Penn Avenue. The office space, including the Thor headquarters, will be accessed at the corner of Penn and Plymouth Aves and the proposed retail tenants would be accessed along Plymouth Ave.
- All principal entrances are clearly defined and emphasized through the use of storefronts and signage.

Visual interest – Requires alternative compliance

- The building walls provide architectural detail and contain windows in order to create visual interest.
- There are blank, uninterrupted walls exceeding 25 feet in length, on the 1st floor of the Plymouth Ave façade and the applicant is seeking alternative compliance, due to the change of grade and the internal circulation of the underground parking. The planning commission and staff have discussed landscaping, windows and interactive public art as options for mitigating the blank wall. Staff is recommending that the applicant comply with the zoning code requirement and not provide any walls that are blank or uninterrupted, in excess of 25 feet in length.

Exterior materials – Meets requirements

- The applicant is proposing concrete, metal panel and screen, and glass as the building’s primary exterior materials. Each elevation would comply with the City’s durability standards for exterior materials (see Table 2). Please note that exterior material changes at a later date may require review by the Planning Commission and an amendment to the site plan review.
- In addition, the application is consistent with the City’s policy of allowing no more than three exterior materials per elevation, excluding windows, doors, and foundation materials.
- Plain face concrete block is not proposed along any public streets, sidewalks, or adjacent to a residence or office residence district.
- The exterior materials and appearance of the rear and side walls of the building are similar to and compatible with the front of the building.

Table I. Percentage of Exterior Materials per Elevation

Material	Allowed Max	North	South	East	West
Glass	100%	48%	22%	28%	45%
Concrete	100%	16%	48%	36%	19%
Metal Panel	75%	36%	30%	36%	36%

Windows – Requires alternative compliance

- For nonresidential uses, the zoning code requires that no less than 30 percent of the walls on the first floor are windows with clear or lightly tinted glass with a visible light transmittance ratio of six-tenths (0.6) or higher. No less than ten percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows. Based on the floor plans, all proposed shelving, mechanical equipment, and other similar fixtures allow views into

and out of the building between four and seven feet above the adjacent grade. The project is not in compliance with the minimum window requirement (see Table 3) and the applicant is seeking alternative compliance, because the window areas are deficient where the parking is enclosed on the second floor.

- The eastern most ground level tenant does not comply with the minimum window requirements, due to the elevation change along Plymouth Ave and the applicant is seeking alternative compliance.
- All windows are vertical in proportion; however the windows are not evenly distributed along the building walls. The two elevations that require windows face Penn and Plymouth Aves N. The building has active retail functions on the first floor, parking on the second floor and at the south end of the building. The windows are not evenly distributed, where the parking ramp has frontage along the streets and the applicant is requesting alternative compliance. The proposed parking ramp will either be enclosed on the second floor or be clad with a perforated metal, which breaks the building up into sections. Staff is recommending that the planning commission grant alternative compliance.

Table 2. Percentage of Windows per Applicable Elevation

	Code Requirement		Proposed	
Nonresidential Uses				
1 st floor – facing Penn Ave N	30% minimum	266 sq. ft.	24%	325 sq. ft.
2 nd floor – facing Plymouth Ave N	10% minimum	200 sq. ft.	4%	80 sq. ft.
3 rd floor and above – facing Plymouth Ave N	10% minimum	200 sq. ft.	54%	10751 sq. ft.
1 st floor – facing Plymouth Ave N	30% minimum	624 sq. ft.	31%	654.5 sq. ft.
2 nd floor – facing Plymouth Ave N	10% minimum	312 sq. ft.	3.8%	120 sq. ft.
3 rd floor and above – facing Plymouth Ave N	10% minimum	312 sq. ft.	60%	1,900 sq. ft.

Ground floor active functions – Requires alternative compliance

- The ground floor facing Plymouth Ave contains 70 percent (183 feet) active functions. At least 70 percent of the first floor building frontage facing the public street, public sidewalk, or public walkway contains active functions.
- The ground floor facing Penn Ave N contains 23 percent (38 feet) active functions. At least 70 percent of the first floor building frontage facing the public street, public sidewalk, or public walkway contains active functions. The applicant is requesting alternative compliance.

Roof line – Meets requirements

- The principal roof line of the building will be flat, which is similar to that of surrounding buildings.

Parking garages – Requires alternative compliance

- All of the proposed parking is located below ground or enclosed within the building.
- Sloped floors do not dominate the appearance of the walls on the parking garage, and vehicles would be screened from view. The ramps accessing each floor are located at the center of the

garage. In addition, the applicant is proposing to provide a perforated metal screen between floors to screen the vehicles and the appearance of sloped floors, if any.

- The proposed parking garage does not comply with the minimum windows or ground floor active functions requirements. The applicant is seeking alternative compliance.

ACCESS AND CIRCULATION

Pedestrian access – *Meets requirements with Conditions of Approval*

- There are clear and well-lit walkways at least four feet in width connecting building entrances to the adjacent public sidewalk and on-site parking facilities. In addition, staff is recommending that the applicant provide an additional walkway and stairs connecting from the eastern-most retail tenant to the public sidewalk.

Transit access – *Not applicable*

- No transit shelters are proposed as part of this development.

Vehicular access – *Meets requirements*

- Vehicular access and circulation has been designed to minimize conflicts with pedestrian traffic and with surrounding residential uses. The applicant is proposing to access the parking ramp through an existing curb cut on the adjacent property owned by UROC.
- There are no curb cuts on the subject property.
- There are no vehicle access from the adjacent public alley.
- Service vehicle access does not conflict with pedestrian traffic. Truck loading areas are not located next to residence or office residence districts. The applicant has shown a loading area accessed via the same curb cut on the UROC property.
- There is no maximum impervious surface requirement in the C2 zoning district.

LANDSCAPING AND SCREENING

General landscaping and screening – *Requires alternative compliance*

- The overall composition and location of landscaped areas complement the scale of development and its surroundings.
- At least 20 percent of the site not occupied by the building is required to be landscaped. The first floor, at the corner of the building is recessed and approximately 1,350 sq. ft. of area is not covered by the building and the applicant is required to provide 270 sq. ft. of a landscaped yard. The applicant is proposing approximately 6700 square foot roof patio with landscaping on project site zoned C2. In addition, the applicant owns the adjacent parcel at 1235 Oliver Ave N, zoned R2B, which will be a landscaped yard of approximately 3,500 sq. ft.; therefore the applicant is seeking alternative compliance (see Table 4). Staff is recommending that the planning commission grant alternative compliance. The applicant is required to provide at least one canopy tree per 500 square feet of the required landscaped area, including all required landscaped yards. The tree requirement for the site is 1 and the applicant is proposing a total of 0 trees and the applicant is seeking alternative compliance. The applicant is providing 3,500 sq. ft. of a landscaped yard and 5 canopy trees and 12 ornamental trees at 1235 Oliver Ave N, to add additional buffer between the parking ramp and the adjacent residential. Staff is recommending that the planning commission grant alternative compliance.
- The applicant is required to provide at least one shrub per 100 square feet of the required landscaped area, including all required landscaped yards. The shrub requirement for the site is 14

and the applicant is proposing 0 shrubs. The applicant is providing 3,500 sq. ft. of a landscaped yard and 5 canopy trees and 12 ornamental trees at 1235 Oliver Ave N, to add additional buffer between the parking ramp and the adjacent residential. In addition, the applicant is proposing to add landscaping in the right-of-way along Plymouth Ave N. Staff is recommending that the planning commission grant alternative compliance.

- The remainder of the required landscaped area is covered with turf grass, native grasses, perennial flowering plants, vines, shrubs and other trees.

Table 3. Landscaping and Screening Requirements

	Code Requirement	Proposed (C2 site)	Proposed (R2B site)
Lot Area	--	53,457 sq. ft.	3,525 sq. ft.
Building Footprint	--	52,107 sq. ft.	0 sq. ft.
Remaining Lot Area	--	1,350 sq. ft.	3,525 sq. ft.
Landscaping Required	270 sq. ft.	0 sq. ft.	0 sq. ft.
Canopy Trees (1:500 sq. ft.)	1 trees	0 trees	5 canopy trees 12 ornamental trees
Shrubs (1:100 sq. ft.)	3 shrubs	0 shrubs	0 shrubs

Parking and loading landscaping and screening – *Not applicable*

- There is no surface parking proposed for the site, so the site is not subject to the screening and landscaping requirements for parking areas per section 530.170.

ADDITIONAL STANDARDS

Concrete curbs and wheel stops – *Not applicable*

- There are no surface parking spaces proposed on the site.

Site context – *Meets requirements*

- There are no important elements of the city, such as parks, greenways, significant buildings, and water bodies, near the site that will be obstructed by the proposed building.
- This building should have minimal shadowing effects on public spaces and adjacent properties.
- This building has been designed to minimize the generation of wind currents at ground level.

Crime prevention through environmental design – *Meets requirements*

- The site plan employs best practices to increase natural surveillance and visibility, to control and guide movement on the site, and to distinguish between public and non-public spaces.
- The proposed site, landscaping, and buildings promote natural observation and maximize the opportunities for people to observe adjacent spaces and public sidewalks.
- The project provides lighting on site, at all building entrances, and along walkways that maintains a minimum acceptable level of security while not creating glare or excessive lighting of the site.
- The landscaping, sidewalks, lighting, fencing, and building features are located to clearly guide pedestrian movement on or through the site and to control and restrict people to appropriate locations.

- The entrances, exits, signs, fencing, landscaping, and lighting are located to distinguish between public and private areas, to control access, and to guide people coming to and going from the site.

Historic preservation – Not applicable

- This site is neither historically designated nor is it located in a historic district.

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

The proposed principal parking facility is a conditional in the C2 District. The mixed-use building, with office and retail is a permitted use in the C2 District.

Off-street Parking and Loading – Requires variance(s)

- The off-street vehicle parking requirements are shown in Table 5. Off-street parking would be provided for the office and retail spaces. There is no minimum or maximum required number of spaces for a principal parking facility. Therefore, the proposed project meets the off-street vehicle parking requirements.
- The minimum bicycle parking requirement is 11 spaces, 3 of which must meet the short-term requirement and 4 must meet the long-term requirement (see Table 6). The applicant is meeting the bicycle parking requirement in quantity, but has not provided any long-term parking. Staff has reiterated the required bicycle parking requirement in the conditions of approval for the site plan review application.
- The off-street loading requirement is 2 large spaces for the proposed office space (see Table 7). The applicant has shown two large loading spaces accessed from and located partially on the UROC property and the applicant has requested a variance. Staff is recommending approval of the variance with conditions of approval.

Table 4. Vehicle Parking Requirements Per Use (Chapter 54I)

Use	Minimum	Reductions	Total with Reductions	Maximum Allowed	Proposed
Offices	128	--	128	350	--
General Retail Sales and Services	4	--	8	27	--
Restaurant	16		16	73	
Principal Parking Facility	--	--	--	--	--
	152	--	152	450	595

Table 5. Bicycle Parking Requirements (Chapter 54I)

Use	Minimum	Short-Term	Long-Term	Proposed
Offices	5	--	Not less than 90%	--
General Retail Sales and Services	3 spaces	Not less than 50%	--	--
Restaurant	3 spaces	Not less than 50%		--
	11 total	3 long-term	4 long-term	12 short-term

Table 6. Loading Requirements (Chapter 541)

Use	Loading Requirement	Minimum Requirement	Proposed
Office	Medium	2 Large Loading Spaces	2 Large Loading Spaces – accessed off-site

Building Bulk and Height – Meets requirements

- The proposed office, retail, restaurant and principal parking facility are subject to the maximum bulk requirements; the project meets the building bulk and height requirements in the C2 District (see Table 8)

Table 7. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	53,457 sq. ft. / 1.22 acres
Gross Floor Area	--	85,295 sq. ft.
Floor Area Ratio (Minimum)	--	1.6
Floor Area Ratio (Maximum)	1.7	
Building Height (Maximum)	4 stories or 56 feet, whichever is less	56 ft.

Lot Requirements – Not applicable

- There are no minimum lot requirements in the C2 District.

Yard Requirements – Requires variance(s)

- There are minimum yard requirements along the south property line, between 1256 Penn Ave N and 1235 Oliver Ave N and the applicant is seeking a variance. The applicant is proposing to build on the entire property zoned C2. The applicant also owns 1235 Oliver Ave N, which is zoned R2B Two-Family District. The proposed parking ramp is 3 stories along the shared property line and requires a 9-foot setback and the applicant is proposing a 0 foot setback. Staff is recommending approval of the variance with conditions.

Signs – Meets requirements with Conditions of Approval

- All signs are subject to Chapter 543, On-Premise Signs. The applicant will be required to submit a separate sign permit application for any signage that is proposed.

Screening of Mechanical Equipment – Meets requirements with Conditions of Approval

- All mechanical equipment is subject to the screening requirements of Chapter 535 and district requirements:

535.70. Screening of mechanical equipment.

- a) In general. All mechanical equipment installed on or adjacent to structures shall be arranged so as to minimize visual impact using one (1) of the following methods. All screening shall be kept in good repair and in a proper state of maintenance.
 - 1) Screened by another structure. Mechanical equipment installed on or adjacent to a structure may be screened by a fence, wall or similar structure. Such screening structure shall comply with the following standards:
 - a. The required screening shall be permanently attached to the structure or the ground and shall conform to all applicable building code requirements.
 - b. The required screening shall be constructed with materials that are architecturally compatible with the structure.
 - c. Off-premise advertising signs and billboards shall not be considered required screening.
 - 2) Screened by vegetation. Mechanical equipment installed adjacent to the structure served may be screened by hedges, bushes or similar vegetation.
 - 3) Screened by the structure it serves. Mechanical equipment on or adjacent to a structure may be screened by a parapet or wall of sufficient height, built as an integral part of the structure.
 - 4) Designed as an integral part of the structure. If screening is impractical, mechanical equipment may be designed so that it is balanced and integrated with respect to the design of the building.
 - b) Exceptions. The following mechanical equipment shall be exempt from the screening requirements of this section:
 - 1) Minor equipment not exceeding one (1) foot in height.
 - 2) Mechanical equipment accessory to a single or two-family dwelling.
 - 3) Mechanical equipment located in an I2 or I3 District not less than three hundred (300) feet from a residence or office residence district.
- All mechanical equipment is enclosed within the building or is screened from the public street by the building itself.

Refuse Screening – Meets requirements

- All refuse and recycling storage containers are subject to the screening requirements in Chapter 535:

535.80. Screening of refuse and recycling storage containers.

Refuse, recycling storage, and compost containers shall be enclosed on all four (4) sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses. Single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall not be governed by this provision.

- All refuse and recycling storage containers are located within the building.

Lighting – Meets requirements with Conditions of Approval

- Existing and proposed lighting must comply with Chapter 535 and Chapter 541 of the zoning code, including:

535.590. Lighting.

- a) In general. No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities, or otherwise as to create a public nuisance.
 - b) Specific standards. All uses shall comply with the following standards except as otherwise provided in this section:
 - 1) Lighting fixtures shall be effectively arranged so as not to directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest the light source.
 - 2) Lighting fixtures shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb) unless of a cutoff type that shields the light source from an observer at the closest property line of any permitted or conditional residential use.
 - 3) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility to a person of normal sensitivities when viewed from any permitted or conditional residential use.
 - 4) Lighting shall not create a hazard for vehicular or pedestrian traffic.
 - 5) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.
- The applicant is required to submit a lighting plan for review by staff to determine compliance with section 535.590 of the zoning code. In addition, staff is recommending that the applicant provide a perforated metal screen to block headlights and interior ramp lighting impacts on adjacent residential uses to the south and west.

Fences – Not applicable

- Fences must comply with the requirements in Chapter 535. The applicant is proposing not proposing any fencing.

Specific Development Standards – Not applicable

- None of the proposed uses require specific development standards found in Chapter 536.

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:

Urban Design 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.
- 10.10.6 Require storefront window transparency to assure both natural surveillance and an inviting pedestrian experience.

Urban Design Policy 10.16: Design streets and sidewalks to ensure safety, pedestrian comfort and aesthetic appeal.

- 10.16.1 Encourage wider sidewalks in commercial nodes, activity centers, along community and commercial corridors and in growth centers such as Downtown and the University of Minnesota.
- 10.16.2 Provide streetscape amenities, including street furniture, trees, and landscaping, that buffer pedestrians from auto traffic, parking areas, and winter elements.
- 10.16.3 Integrate placement of street furniture and fixtures, including landscaping and lighting, to serve a function and not obstruct pedestrian pathways and pedestrian flows.
- 10.16.4 Employ pedestrian-friendly features along streets, including street trees and landscaped boulevards that add interest and beauty while also managing storm water, appropriate lane widths, raised intersections, and high-visibility crosswalks.

CPED finds that the proposed development is in conformance with the above policies of The Minneapolis Plan for Sustainable Growth.

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

The site is not located within the boundaries of an adopted development plan by the City Council.

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 requested for the following requirements:

- **Blank walls.** There are blank, uninterrupted walls exceeding 25 feet in length, on the Plymouth Ave façade and the applicant is seeking alternative compliance, due to the change of grade and the internal circulation of the underground parking. The planning commission and staff have discussed landscaping, windows and interactive public art as options for mitigating the blank wall. Staff is recommending that the applicant comply with the zoning code requirement and not provide any walls that are blank or uninterrupted, in excess of 25 feet in length.
- **Window percentage.** The project is not in compliance with the minimum window requirement (see Table 3) and the applicant is seeking alternative compliance. The project is deficient in window area on the first floor facing Penn Ave N and the second floor, facing both Plymouth and Penn Aves N, all due to the enclosed parking ramp. Staff is recommending that the applicant provide active uses

on the first floor, facing Penn Ave N and staff additionally recommends that the applicant meet the minimum window requirement.

- **Ground level tenant windows.** Some of the individual ground level tenant spaces do not comply with the minimum window requirements, due to the elevation change along Plymouth Ave and the applicant is seeking alternative compliance. Staff finds that providing additional windows that meet the window requirement for the ground level tenants is not possible due to the grading and underground parking and is recommending that the planning commission grant alternative compliance.
- **Even distribution of windows.** All windows are vertical in proportion; however the windows are not evenly distributed along the building walls. The two elevations that require windows face Penn and Plymouth Aves N. The building has active retail functions on the first floor, parking on the second floor and at the south end of the building. The windows are not evenly distributed, where the parking ramp has frontage along the streets and the applicant is requesting alternative compliance. The proposed parking ramp will either be enclosed on the second floor or be clad with a perforated metal, which breaks the building up into sections. Staff is recommending that the planning commission grant alternative compliance.
- **Ground floor active functions.** The ground floor facing Penn Ave N contains 23 percent (38 feet) active functions. At least 70 percent of the first floor building frontage facing the public street, public sidewalk, or public walkway contains active functions. The applicant is requesting alternative compliance. Staff is recommending that the applicant activate the Penn Ave N frontage and comply with the active functions provision. There are opportunities to place the elevator lobbies along the exterior wall to open up the views and the applicant could choose to remove a row of parking to provide an additional tenant or office user amenity space.
- **Parking garage.** The proposed parking garage does not comply with the minimum windows or ground floor active functions requirements. The applicant is seeking alternative compliance – see staff comments above.
- **Minimum landscaping.** At least 20 percent of the site not occupied by the building is required to be landscaped. The first floor, at the corner of the building is recessed and approximately 1,350 sq. ft. of area is not covered by the building and the applicant is required to provide 270 sq. ft. of a landscaped yard. The applicant is proposing approximately 6700 square foot roof patio with landscaping on project site zoned C2. In addition, the applicant owns the adjacent parcel at 1235 Oliver Ave N, zoned R2B, which will be a landscaped yard of approximately 3,500 sq. ft.; therefore the applicant is seeking alternative compliance (see Table 4). Staff is recommending that the planning commission grant alternative compliance.
- **Minimum canopy trees.** The applicant is required to provide at least one canopy tree per 500 square feet of the required landscaped area, including all required landscaped yards. The tree requirement for the site is 1 and the applicant is proposing a total of 0 trees and the applicant is seeking alternative compliance. The applicant is providing 3,500 sq. ft. of a landscaped yard and 5 canopy trees and 12 ornamental trees at 1235 Oliver Ave N, to add additional buffer between the parking ramp and the adjacent residential. Staff is recommending that the planning commission grant alternative compliance.
- **Minimum shrubs.** The applicant is required to provide at least one shrub per 100 square feet of the required landscaped area, including all required landscaped yards. The shrub requirement for the site is 14 and the applicant is proposing 0 shrubs. The applicant is providing 3,500 sq. ft. of a landscaped yard and 5 canopy trees and 12 ornamental trees at 1235 Oliver Ave N, to add additional buffer between the parking ramp and the adjacent residential. In addition, the applicant is proposing to add landscaping in the right-of-way along Plymouth Ave N. Staff is recommending that the planning commission grant alternative compliance.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by Thor for the properties located at 1256 Penn Ave N and 1235-43 Oliver Ave N:

A. Conditional Use Permit to allow for a new principal parking facility.

Recommended motion: **Approve** the application for a conditional use permit, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. The applicant shall provide a perforated metal screen between floors to screen vehicles and headlights and to avoid the appearance of sloped floors.
3. The applicant shall comply with any requirements as a result of the Travel Demand Management Plan (TDMP).

B. Variance to reduce the minimum side yard setback from 9 feet to 0 feet.

Recommended motion: **Approve** the application for a variance, subject to the following conditions:

1. The applicant shall provide a perforated metal screen between floors to screen vehicles and headlights and to avoid the appearance of sloped floors.
2. The applicant shall provide a landscaped yard, located at 1235 Oliver Ave N, with a minimum of 5 canopy trees and 12 ornamental trees.

C. Variance to reduce the minimum off-street loading requirement from 2 large spaces to 0.

Recommended motion: **Approve** the application for a variance, subject to the following conditions:

1. The applicant shall comply with any requirements as a result of the Travel Demand Management Plan (TDMP) related to the loading requirements.

D. Site Plan Review.

Recommended motion: **Approve** the application for a new mixed use building, subject to the following conditions:

1. All site improvements shall be completed by September 19, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The applicant shall provide an additional walkway and stairs connecting the eastern-most retail tenant to the public sidewalk.
4. The applicant shall provide sufficient detail, such as interactive public art, landscaping, windows, entries, recesses or projections, or other architectural elements, to avoid blank walls exceeding 25 feet, along the east half of the Plymouth Ave N facade.

5. The applicant shall meet the minimum window percentage on the first floor, facing Penn and Plymouth Aves N, as required by section 535.120(b)(2) of the zoning code.
6. The applicant shall provide a floor plan showing the activation the Penn Ave N frontage and shall comply section 530.120(b)3 requiring not less than 70% of the building's linear frontage as active functions on the ground floor.
7. The applicant shall provide a perforated metal screen between floors to screen vehicles and headlights and to avoid the appearance of sloped floors.
8. The applicant shall provide a landscaped yard, located at 1235 Oliver Ave N, with a minimum of 5 canopy trees and 12 ornamental trees.
9. The plant materials, and installation and maintenance of the plant materials, shall comply with sections 530.200 and 530.210 of the zoning code.

ATTACHMENTS

1. Zoning map
2. Oblique aerial photo
3. Written description and findings submitted by applicant
4. Survey
5. Site plan
6. Plans
7. Building elevations
8. Renderings
9. Shadow study
10. Photos

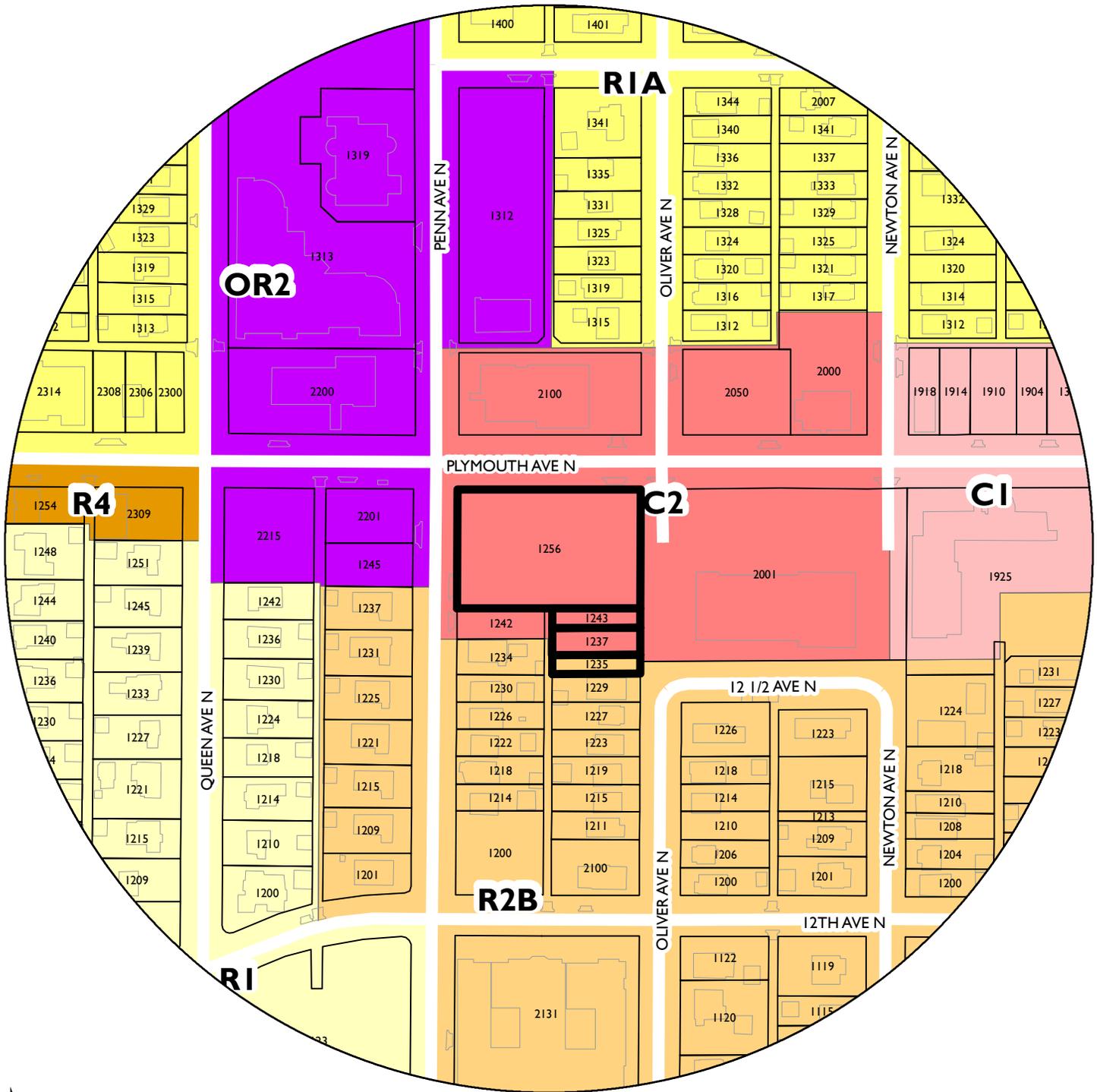
Land Use Application Package

08.26.16



THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
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PROPERTY ADDRESS

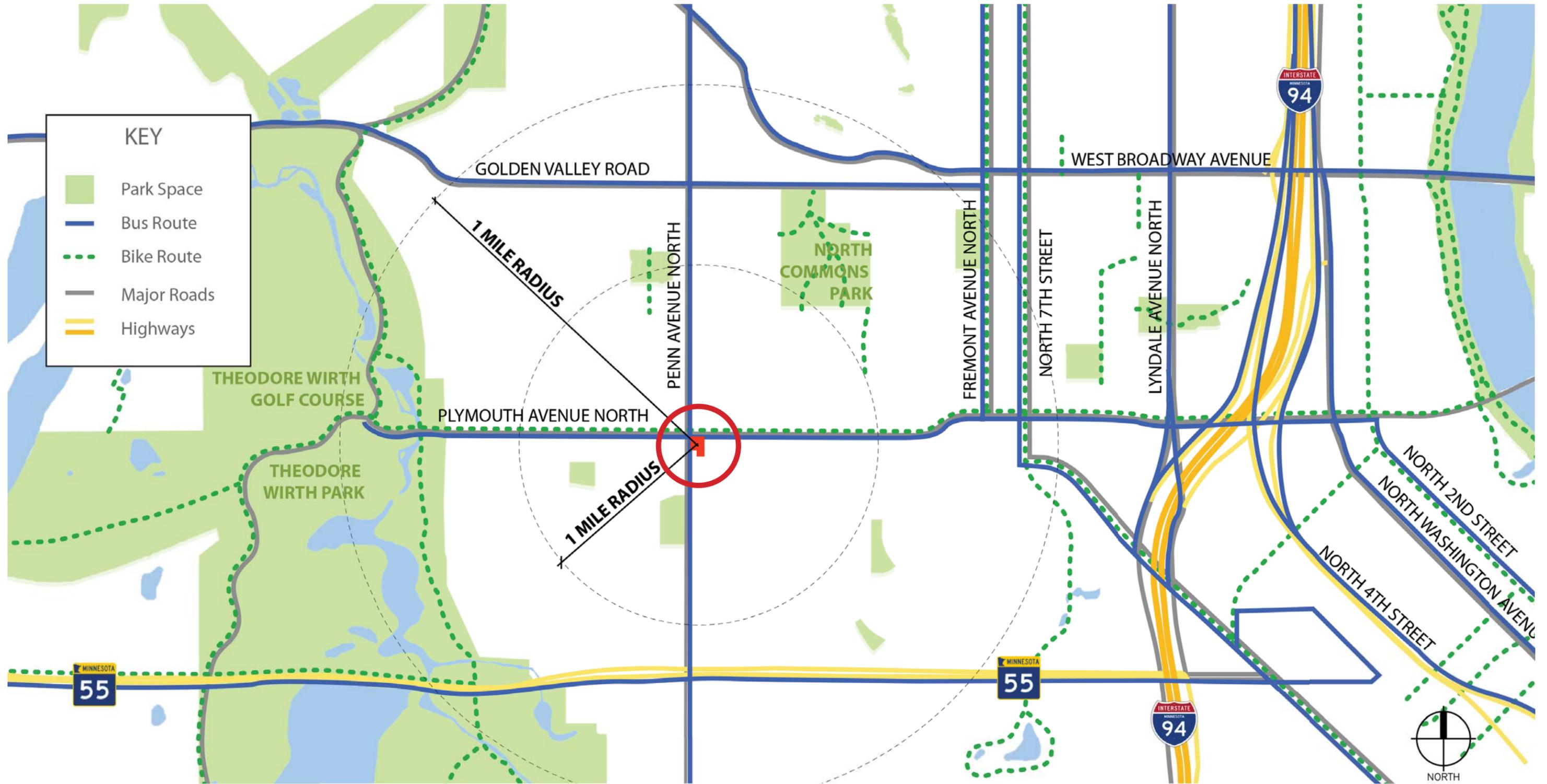
1256 Penn Ave N, 1235-43 Oliver Ave N

FILE NUMBER

BZZ-7888



Site



The Penn Avenue community works project was created to:

- Stimulate economic development
- Enhance beautification and livability and
- Promote job creation along the Penn Avenue corridor in North Minneapolis.

-  C Line BRT Stop and Intersection Reconstruction
 -  C Line BRT Stop - No Intersection Reconstruction
 - Pedestrian Lighting Improvements**
 -  Pedestrian Lighting 2018
 -  Pedestrian Lighting 2019
 -  Penn Ave N Reconstruction Area
 - Planned Bike Boulevards * Year TBD for Installation**
 -  Queen Ave N
 - Ped Improvements and Reconstruction**
 -  Installation of Enhanced Ped Crossing Signals at Select Intersections
 - Mill + Overlay 2016**
 - 
 - Penn Ave N Corridor Project Area**
 - 
- *Projects Subject to Change. Pending Full Funding.



This map has been created for informational purposes only and is not considered a legally recorded map or document. Hennepin County makes no warranty, representation, or guarantee as to the content, accuracy, timeliness, or completeness of any of the information provided herein.

Produced by the Housing, Community Works & Transit Department of Public Works in coordination with Hennepin GIS.

Published 5/3/2016

Penn Avenue Community Works

Planned Infrastructure and Transit Improvements 2016 - 2020



SITE



THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
Minneapolis, MN • August 26th, 2016

TRANSIT AND INFRASTRUCTURE



OR2

High Density Office
Residence District

R2B

Two-family District

C2

Neighborhood Corridor
Commercial District

C1

Neighborhood
Commercial
District

PLYMOUTH AVENUE NORTH

PENN AVENUE NORTH

R1

Single-family
District

R2B

Two-family District



THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
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ZONING PLAN



Site

The Site is bordered by Penn Avenue to the west, Plymouth Avenue to the North, the University of Minnesota Urban Outreach-Engagement Center Parking lot (formerly Oliver Avenue) to the East. The south western portion of the site is bordered by an alley that exits to the west on to Penn Avenue and 12th Avenue North to the south.

The site is framed with trees along its edges with the exception of the north property line which has no trees towards its center. The south eastern corner is almost completely covered with trees. As you proceed towards the center of the site, only sparse grazing and wild grasses are visible. There is an incline on all sides of the site edges some places are steeper than others while the south eastern corner is largely flat and significantly lower than the the portion of the site towards the north.

Property Area: 56,945 sq. ft. (1.31 acres)



THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
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SITE CONTEXT



Architectural Form and Design

The proposed mixed use development on Penn and Plymouth Avenue North and the new home of Thor Construction Inc. will serve as a catalyst for economic development in the near north neighborhood. It will achieve this through the approximately 70,000 gross square feet (approximately 35,000 square feet per floor) and the 10,000 - 11,000 square feet of retail/service/restaurant at the street level. The features that will enhance the street scape will be necessary amenities that will satisfy the needs of the local businesses, inviting and appealing to other businesses with the intent of stimulating economic growth. These added uses will create a new level of occupancy coupled with openness will establish clearer sight lines allowing the development to enhance the safety of the community just through design alone.

The development will also be home to a 595 car parking structure that will serve the building occupants and surrounding businesses, which is the NorthPoint staff and clientele. Providing accessible street level parking for patrons of the NorthPoint medical facility with clear direction and safe entry and egress from the parking structure to the street level.

The core concept behind the form of the development is one of strength, as it powerfully anchors itself with its entry and community room (above) at the SE corner of the Penn and Plymouth Avenue intersection, which will serve as an inspiration and a source of pride to the community. Along with a large 2 level community room the building also hosts a roof plaza/green space, both on the 3rd floor. The open floor plan for the office will currently allow for numerous options to serve businesses of all sizes and accommodate change with ease.

A list of project features is as follows below:

- **Thor has requested and is working on a shared access agreement for both properties (UROC/THOR P3)**
- 420 Car Structured Parking Northpoint Staff and Visitor Parking
- 175 Car Structured Parking (Office/ Commercial)
- 10,000 - 11,000 sq. ft. Retail on Plymouth
- 70,000 sq. ft. Office (35,000 sq. ft. per plate)
- 9,000 sq. ft. Roof Terrace
- Site is currently zoned as a C2
- Part of the Planned Infrastructure and

- Transit Improvements 2016 - 2020
- The project is within the Mississippi Watershed Management Organization jurisdiction
- The water table is approximately 25' deep.
- 2 Levels below Grade (Parking and circulation)
- 4 Levels above Grade (On street retail, parking, office and roof garden)
- Total Height from 56'-0" to top of Roof and 58'-0" to top of parapet.

THOR P3 – Land Use Application(s) Findings
D’Angelos Svenkeson - Senior Developer
THOR Construction Inc.
Dsvenkeson@thorcon.net

The required findings for the following:

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

THOR P3 – A mixed-use Office / Retail Project on Penn and Plymouth Avenue North: The applicant is requesting a setback variance from their C2 zoned property which is adjacent property owned by the applicant zoned R2B that will not be included as part of the development. The project will include two levels of parking underground which have unique circumstances because of steep site sloping, high water tables and bedrock. Maximizing buildable area will allow the applicant to reduce overall height and stay within C2 limits for the site.

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

THOR P3 – A mixed-use Office / Retail Project on Penn and Plymouth Avenue North

The applicant proposes to use the property in a reasonable manner. The setback variance will be from property owned by the applicant. The Lot 7 parcel does not meet the City’s minimum width for a buildable lot and will remain as a landscaped buffer between the project and surrounding properties.

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

THOR P3 – A mixed-use Office / Retail Project on Penn and Plymouth Avenue North:

The proposed variance will not alter the essential character or be injurious to other property in the vicinity.

- o Minimum loading requirement variance:
 1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons

presently having an interest in the property and are not based on economic considerations alone.

THOR P3 – A mixed-use Office / Retail Project on Penn and Plymouth Avenue North: The applicant is requesting a minimum loading requirement variance for the property. The applicant intends to have one shared loading area designated for the property's retail and office tenants. The shared loading area will use smaller van / delivery vehicles for primary loading and unloading during day-time hours. An angled loading dock will be provided to the north of the parking structure access that would accommodate larger delivery vehicles. The intent would be to serve the day to day needs of the building by much smaller service/delivery vehicles similar to those servicing businesses along Plymouth, these will be accommodated at the same loading dock.

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

THOR P3 – A mixed-use Office / Retail Project on Penn and Plymouth Avenue North: The property plans to use the property consistent with the intent and spirit of area and comprehensive plans.

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

THOR P3 – A mixed-use Office / Retail Project on Penn and Plymouth Avenue North: The proposed variance would reduce the loading requirement and allow for a shared loading and unloading area. If granted the proposed variance not be detrimental to the health, safety or welfare of the general public.

o Principal Parking Facility conditional use permit:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

THOR P3 – A mixed-use Office / Retail Project on Penn and Plymouth Avenue North: The applicant is requesting a conditional use permit for a principal parking facility that will serve the parking needs of the area. The NE corner is undergoing 100,000 SF of construction for North Point Inc. a Hennepin County Program. Expansion of North Point will eliminate surface parking lots on the NE and SE corner of Penn and Plymouth. The principal parking structure will serve to replace the surface parking and reduce the number of employee and patient street parking on residential streets.

2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

THOR P3 – A mixed-use Office / Retail Project on Penn and Plymouth Avenue North: The proposed CuP will increase the enjoyment of other property in the vicinity by eliminating the overflow of street parking in residential neighborhoods. Allow neighboring property owners; University of Minnesota Research and Community Outreach, Minneapolis Urban League, Estes Funeral Home, and other neighboring properties.

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

THOR P3 – A mixed-use Office / Retail Project on Penn and Plymouth Avenue North: The applicant will work with Public Works, Local Utility and City staffers to ensure adequate utilities, access roads, drainage, necessary facilities, or other measures will be provided or already in place.

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

THOR P3 – A mixed-use Office / Retail Project on Penn and Plymouth Avenue North: The applicant has requested to use the existing curb cut along Plymouth Avenue from the vacated Oliver Avenue N. in order to minimize traffic congestion, idling, and pedestrian / bicyclist confusion along Plymouth Avenue. The applicant also plans to integrate alternative modes of transportation that are reinforced by the planned Penn Avenue BRT “C-Line”.

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

THOR P3 – A mixed-use Office / Retail Project on Penn and Plymouth Avenue North: The applicant’s CUP is consistent with area comprehensive policies; of which; some are below,

Land Use Policy 1.3: Ensure that development plans incorporate appropriate transportation access and facilities, particularly for bicycle, pedestrian, and transit.

1.3.1 Require safe, convenient, and direct pedestrian connections between principal building entrances and the public right-of-way in all new development and, where practical, in conjunction with renovation and expansion of existing buildings.

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

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

1.4.1 Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served.

1.4.2 Promote standards that help make commercial districts and corridors desirable, viable, and distinctly urban, including: diversity of activity, safety for pedestrians, access to desirable goods and amenities, attractive streetscape elements, density and variety of uses to encourage walking, and architectural elements to add interest at the pedestrian level.

1.4.3 Continue to implement land use controls applicable to all uses and structures located in commercial districts and corridors, including but not limited to maximum occupancy standards, hours open to the public, truck parking, provisions for increasing the maximum height of structures, lot dimension requirements, density bonuses, yard requirements, and enclosed building requirements.

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

Land Use Policy 1.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.

1.5.1 Support an appropriate mix of uses within a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.

1.5.2 Facilitate the redevelopment of underutilized commercial areas by evaluating possible land use changes against potential impacts on the surrounding neighborhood.

1.5.3 Promote the preservation of traditional commercial storefronts wherever feasible.

Land Use Policy 1.10: Support development along Commercial Corridors that enhances the street’s character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.

1.10.1 Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low-impact light industrial – where compatible with the existing and desired character.

1.10.2 Encourage commercial development, including active uses on the ground floor, where Commercial Corridors intersect with other designated corridors.

1.10.3 Discourage uses that diminish the transit and pedestrian character of Commercial Corridors, such as some automobile services and drive-through facilities, where Commercial Corridors intersect other designated corridors.

1.10.4 Encourage a height of at least two stories for new buildings along Commercial Corridors, in keeping with neighborhood character.

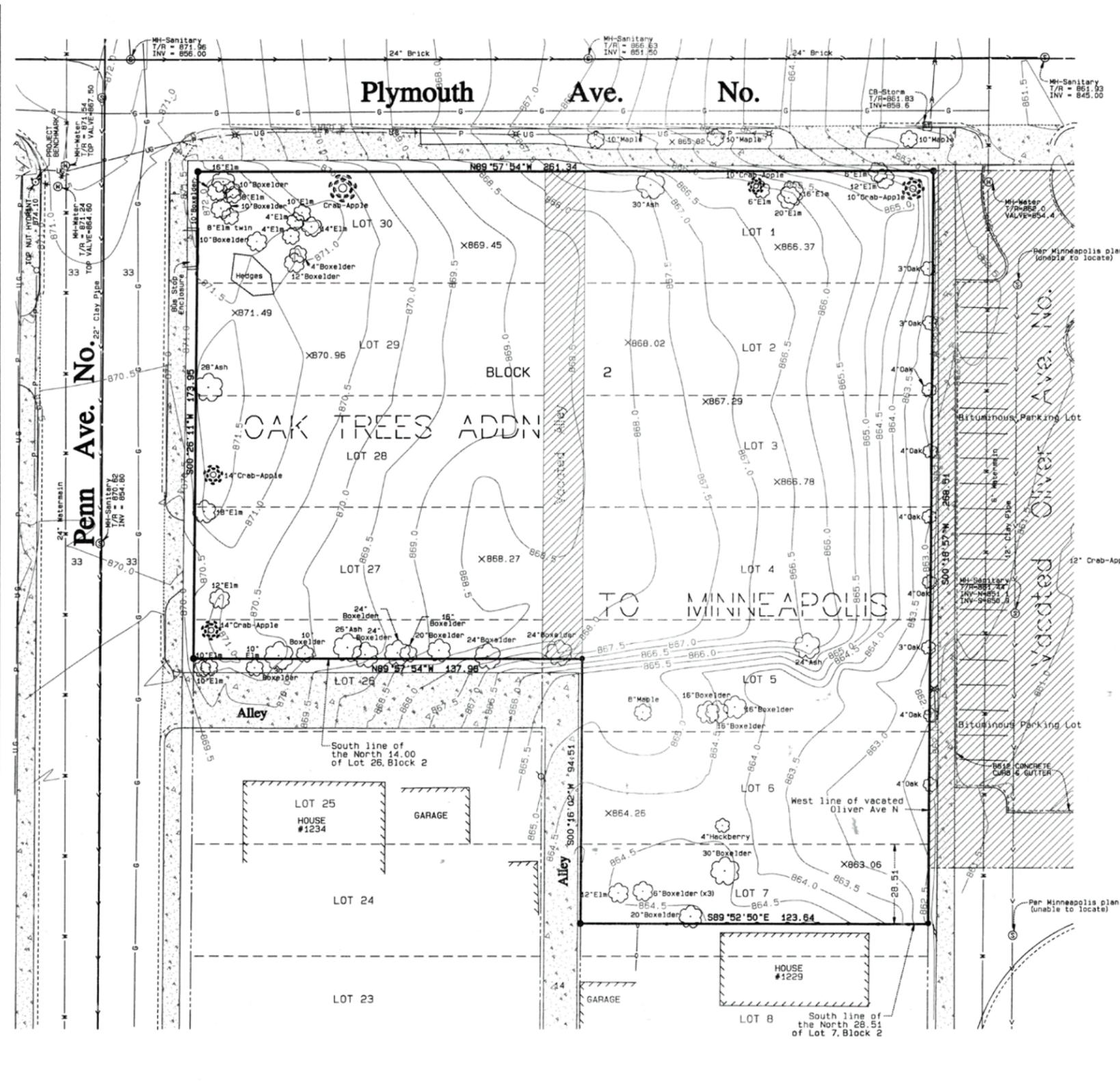
Land Use Policy 1.15: Support development of Growth Centers as locations for concentration of jobs and housing, and supporting services.

1.15.1 Support development of Growth Centers through planning efforts to guide decisions and prioritize investments in these areas.

1.15.2 Support the intensification of jobs in Growth Centers through employment generating development.

6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

THOR P3 – A mixed-use Office / Retail Project on Penn and Plymouth Avenue North: If the requested land use applications are approved and the conditions of approval are met, the proposal will comply with all provisions of the C2 District.



LEGAL DESCRIPTION:

PER CERTIFICATE OF TITLE 1142828
 Lot 6 and the North 28.51 feet of Lot 7, Block 2, Oak Trees Addition To Minneapolis, except the West Half of vacated, Oliver Avenue North adjoining said lots.
 PER DOCUMENT NUMBER B482240
 Parcel 277 (478)
 The South 26 feet of Lot 5, Block 2, Oak Trees Addition to Minneapolis.
 Parcel 286 (488)
 Lots 1 through 4 inclusive, Lots 27 through 30 inclusive and the North 14 feet of Lots 5 and 26, Block 2, Oak Trees Addition to Minneapolis, together with that part of vacated alley adjoining thereto by reason of the vacation thereof, except the West 1/2 of vacated Oliver Avenue North adjoining, according to the plat thereof on file and of record in the office of the County Recorder in and for Hennepin County, Minnesota.

LEGEND

- PROPERTY LINE
- - - LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE OF RIGHT-OF-WAY
- PAVEMENT EDGE
- - - B624 CONCRETE CURB & GUTTER (UNLESS OTHERWISE NOTED)
- /// BUILDING MALL
- ○ ○ CHAIN LINK FENCE
- UG — UNDERGROUND POWER LINE
- S — SANITARY SEWER
- W — 16" WATERMAIN
- G — GAS MAIN
- 0.5' INTERVAL CONTOUR LINE
- CONCRETE SURFACE
- ▨ VACATED RIGHT-OF-WAY
- FIRE HYDRANT
- ✱ LIGHTPOLE
- DECIDUOUS TREE
- ⊗ CRAB-APPLE TREE
- C.B. T/R — STORM CATCH BASIN
- ⊙ MH-STORM — STORM SEWER MANHOLE
- ⊙ MH-SANITARY — SANITARY SEWER MANHOLE
- × SPOT ELEVATIONS



NOTE:
 Utility operators that do respond often will not locate services from their main line to the customer's structure or facility - they consider these segments private installations that are outside their jurisdiction. If a private service to an adjoiner's site crosses this site or a service to this site crosses an adjoiner, it may not be located since most operators will not mark such "private" services.

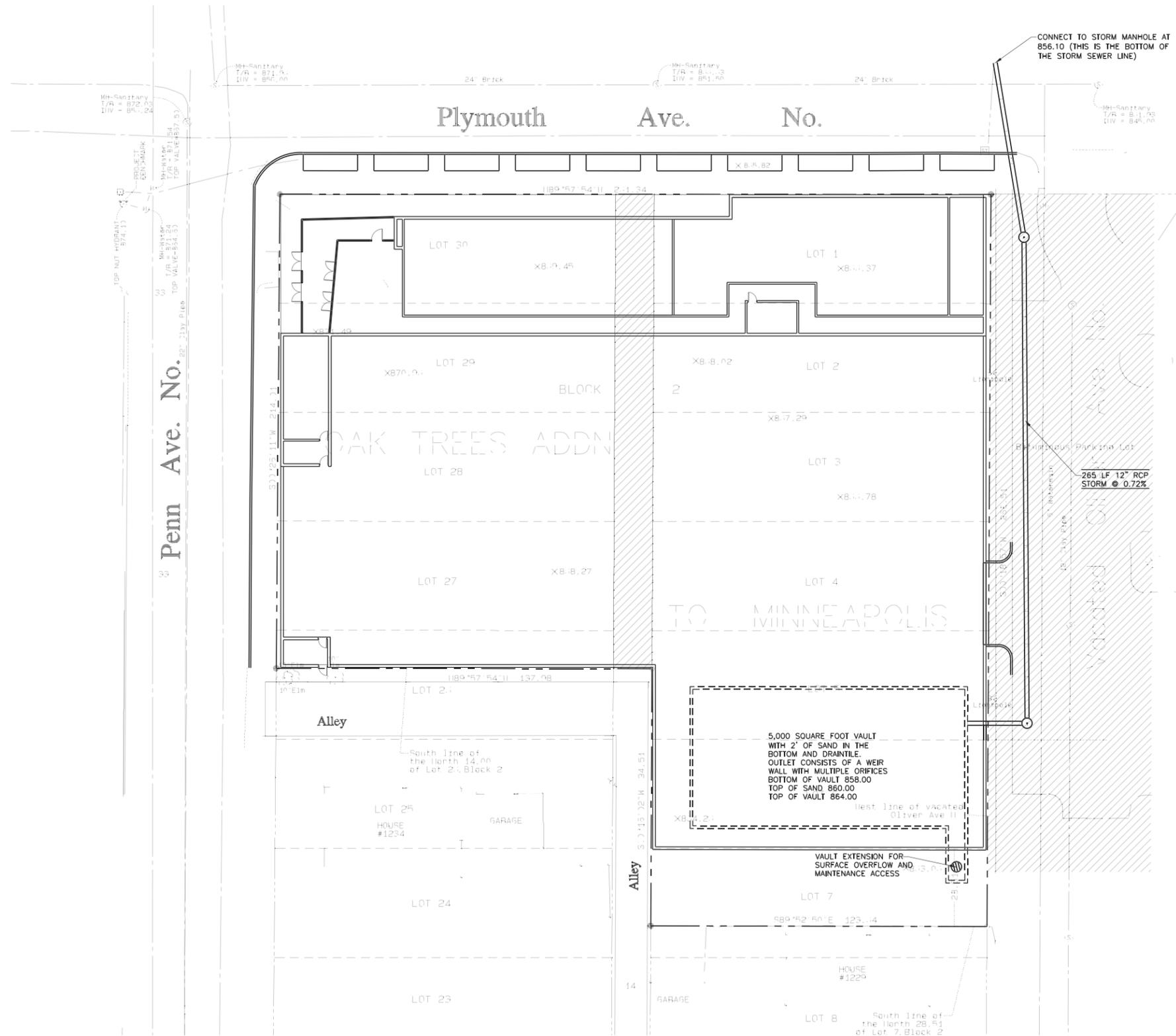
Maps provided by operators, either showing field location or in lieu of such a location, are very accurate. They do not, however, show the location of private services. It is the user's responsibility to ADVANCE AT 651/454-0002.



THOR HEADQUARTERS - PENN AND PLYMOUTH NORTH
 Minneapolis, MN • August 8th, 2016

SITE SURVEY





**PIERCE PINI &
ASSOCIATES**

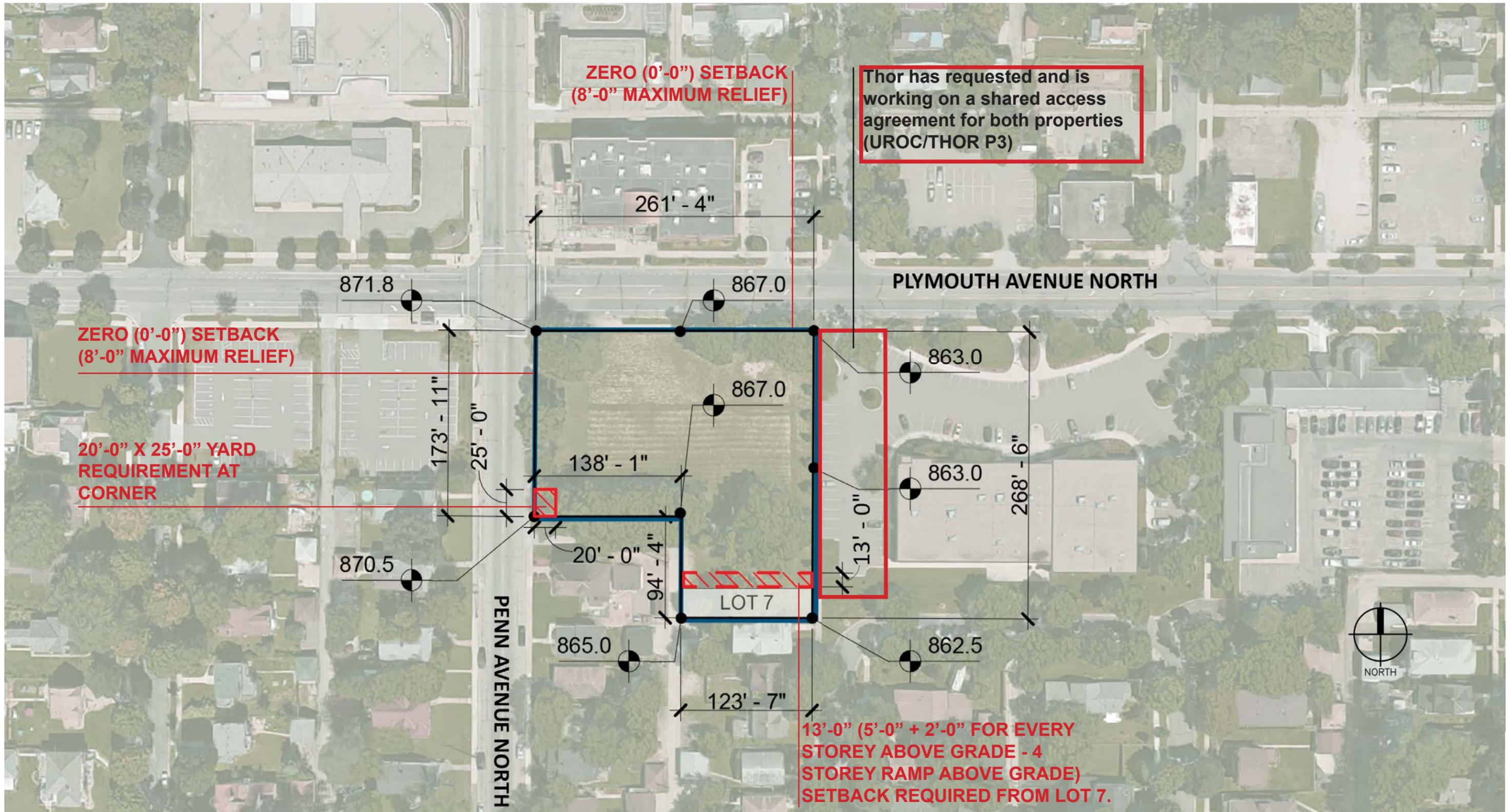
9298 CENTRAL AVENUE NE,
SUITE 312
BLAINE, MN 55434
TEL 763.537.1311
FAX 763.537.1354



THOR HEADQUARTERS - PENN AND PLYMOUTH NORTH
Minneapolis, MN • August 8th, 2016

UTILITY PLAN





THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
 Minneapolis, MN • August 26th, 2016

SITE SETBACKS



STREET ACCESS TO LOBBY AND PARKING STRUCTURE

Thor has requested and is working on a shared access agreement for both properties (UROC/THOR P3)

261' - 4"

PLYMOUTH AVENUE NORTH

173' - 11"

138' - 1"

268' - 6"

GSF BY FLOOR

B2:	53,058.11 sf
B2:	53,058.11 sf
Level 1:	51,465.92 sf
Level 1.5:	40,119.84 sf
Level 2:	55,150.81 sf
Level 3:	36,372.62 sf
Level 4:	36,372.62 sf

BUILDING GSF: 325,598.03 sf

PENN AVENUE NORTH

94' - 4"

LOT 7

28' - 6"

123' - 7"

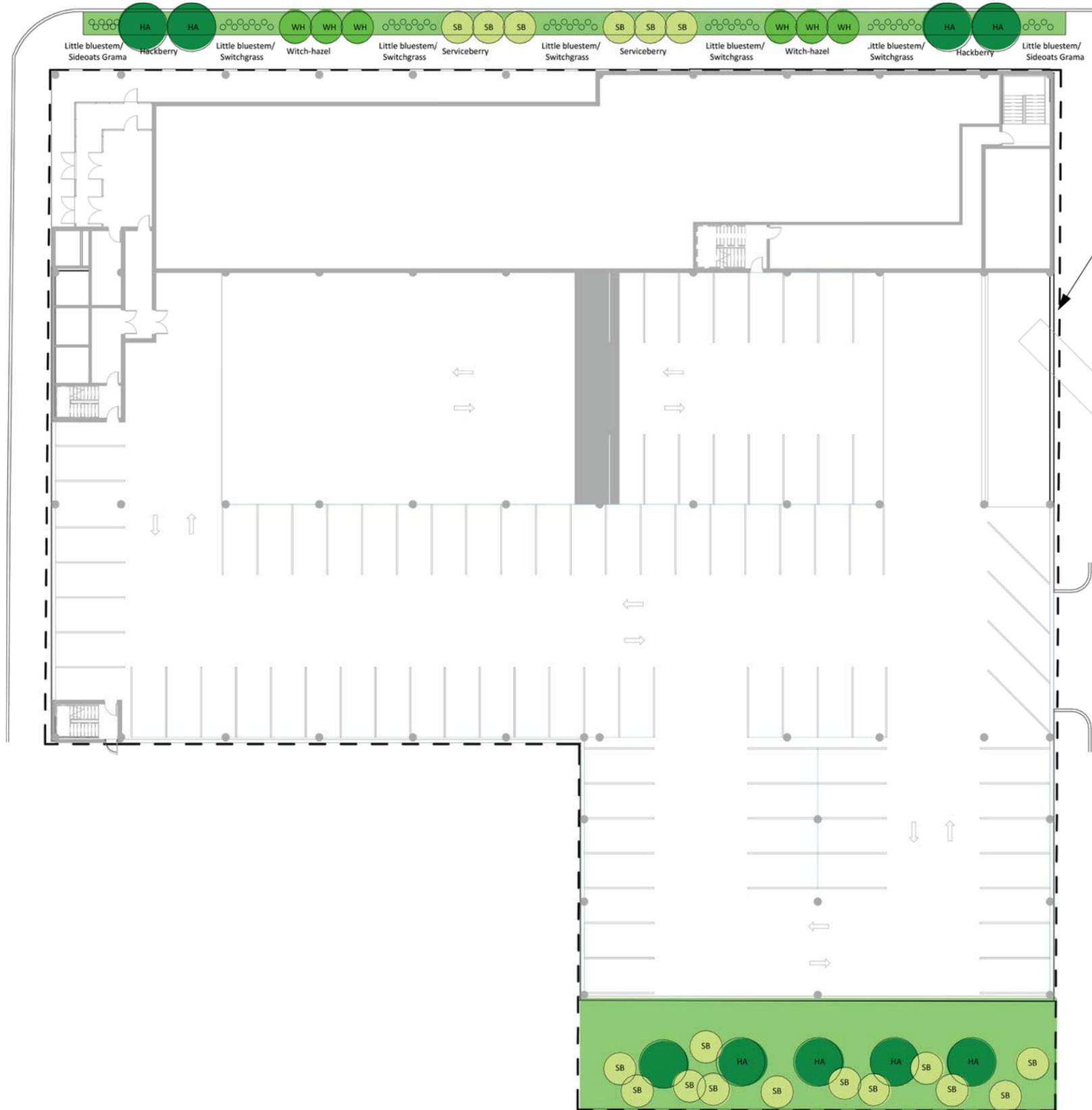
ROOF GARDEN



THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
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SITE PLAN





Vines

Wild Honeysuckle (*Lonicera dioica*)
 American Bittersweet (*Celastrus scandens*)

Groundcover/grasses

Sideoats Grama – 2'
 Little bluestem – 3' reddish purple winter
 Switchgrass – 5' golden reddish in fall

Trees

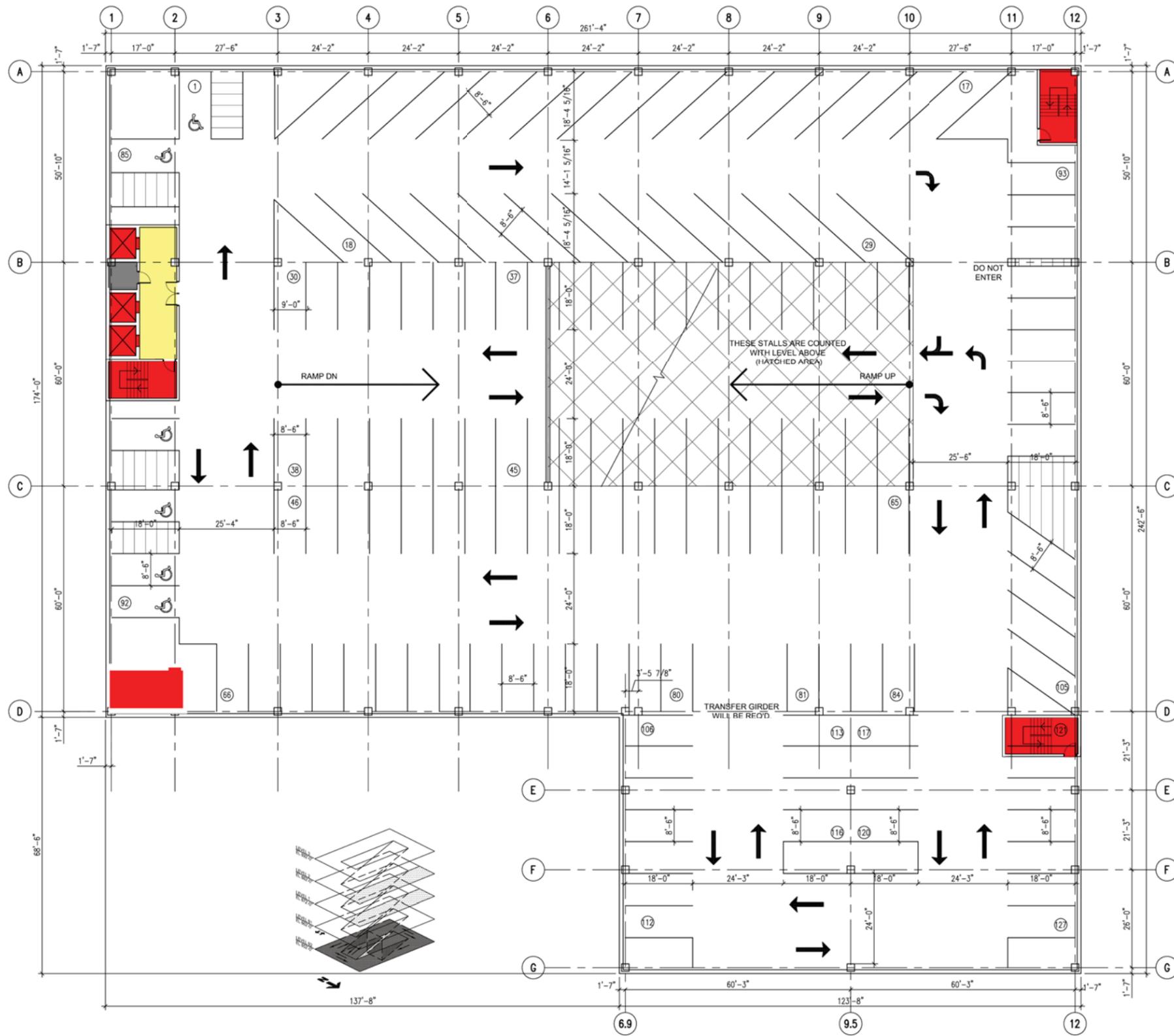
- SB Serviceberry (*Amelanchier* sp) – multi-trunked to 25'
- WH Witch-Hazel (*Hamamelis virginiana*) – tree form to 20'
- HA Hackberry (*Celtis occidentalis*) – tree form to 40-50'



THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
 Minneapolis, MN • August 26th, 2016

Landscape Plan - Scale 1/32" = 1'-0"





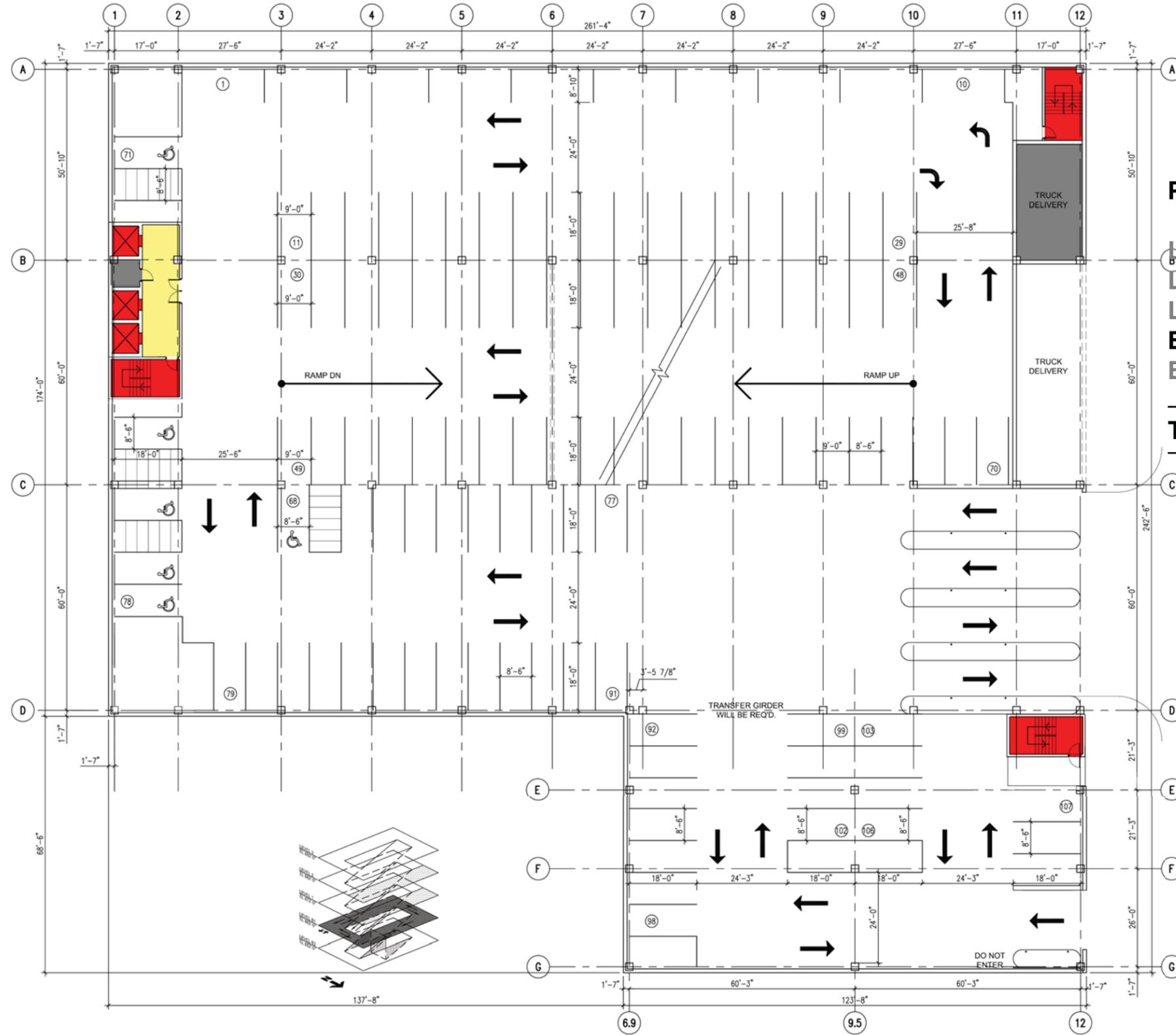
Parking Stalls:

Level 2	133
Level 1.5	117
Level 1	115
B1	101 (6 Accessible)
B2	117 (6 Accessible)
Total:	595

Occupant Legend

- COMMON SPACE
- UTILITIES
- VERTICAL CIRCULATION





Parking Stalls:

Level 2	133
Level 1.5	117
Level 1	115
B1	101 (6 Accessible)
B2	117 (6 Accessible)
Total:	595

Occupant Legend

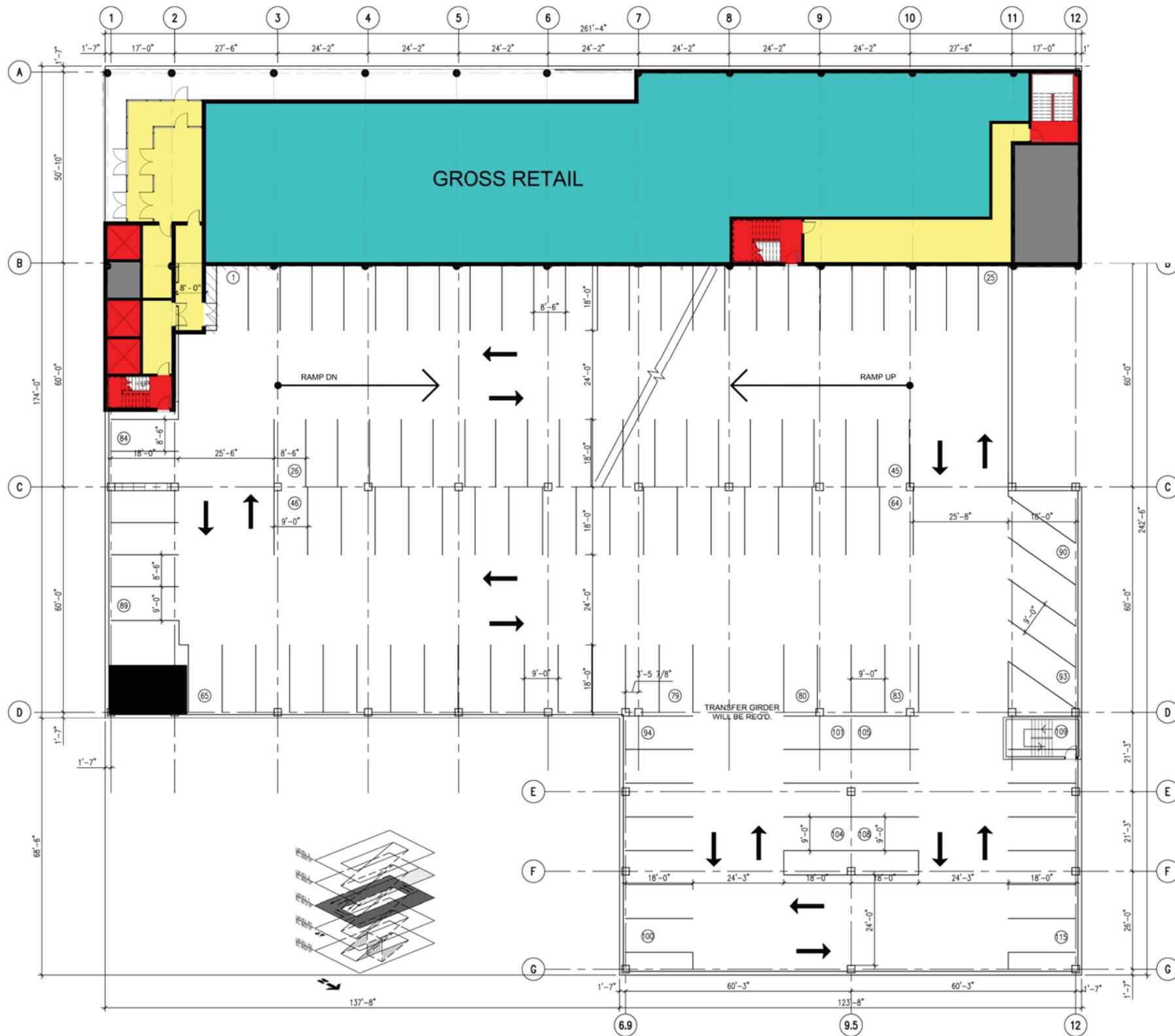
- COMMON SPACE
- UTILITIES
- VERTICAL CIRCULATION



THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
 Minneapolis, MN • August 26th, 2016

Level B1(- 10' - 0") - Scale 1/32" = 1'-0"





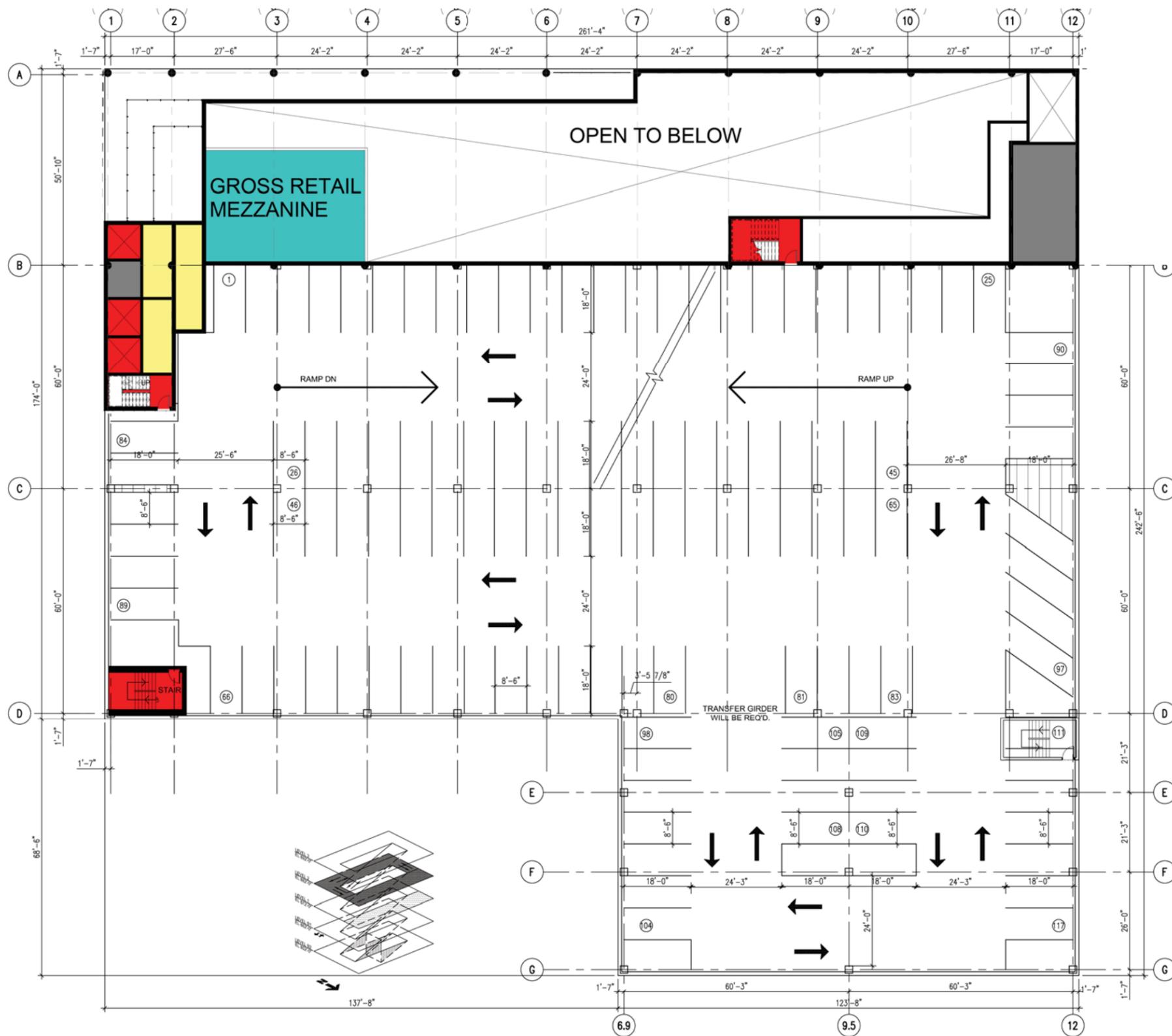
Parking Stalls:

Level 2	133
Level 1.5	117
Level 1	115
B1	101 (6 Accessible)
B2	117 (6 Accessible)
Total:	595

Occupant Legend

- COMMON SPACE
- RETAIL
- UTILITIES
- VERTICAL CIRCULATION





Parking Stalls:

Level 2	133
Level 1.5	117
Level 1	115
B1	101 (6 Accessible)
B2	117 (6 Accessible)
Total:	595

Occupant Legend

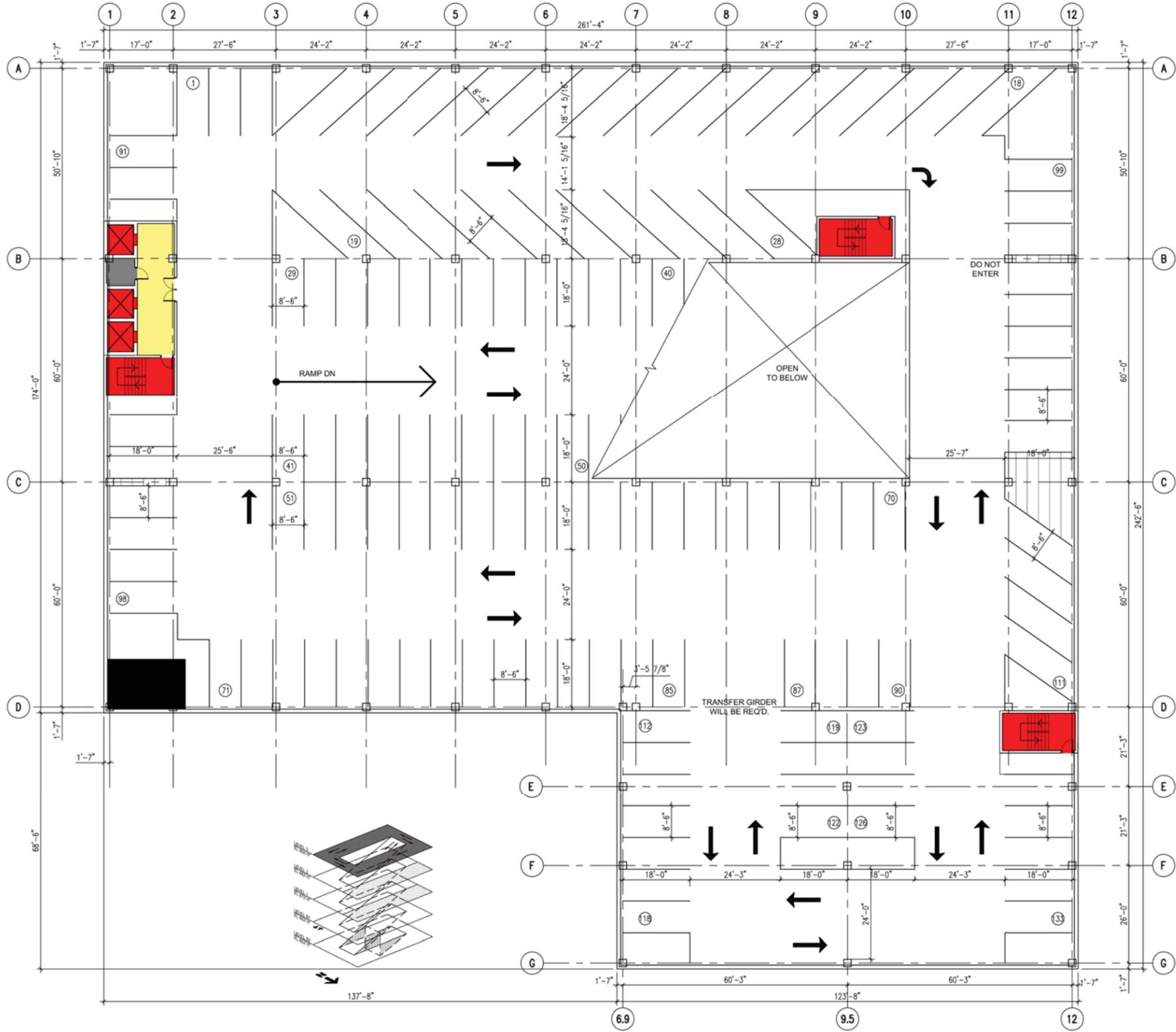
- COMMON SPACE
- RETAIL
- UTILITIES
- VERTICAL CIRCULATION



THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
 Minneapolis, MN • August 26th, 2016

Level 1.5 (+ 10' - 0") - Scale 1/32" = 1'-0"





Parking Stalls:

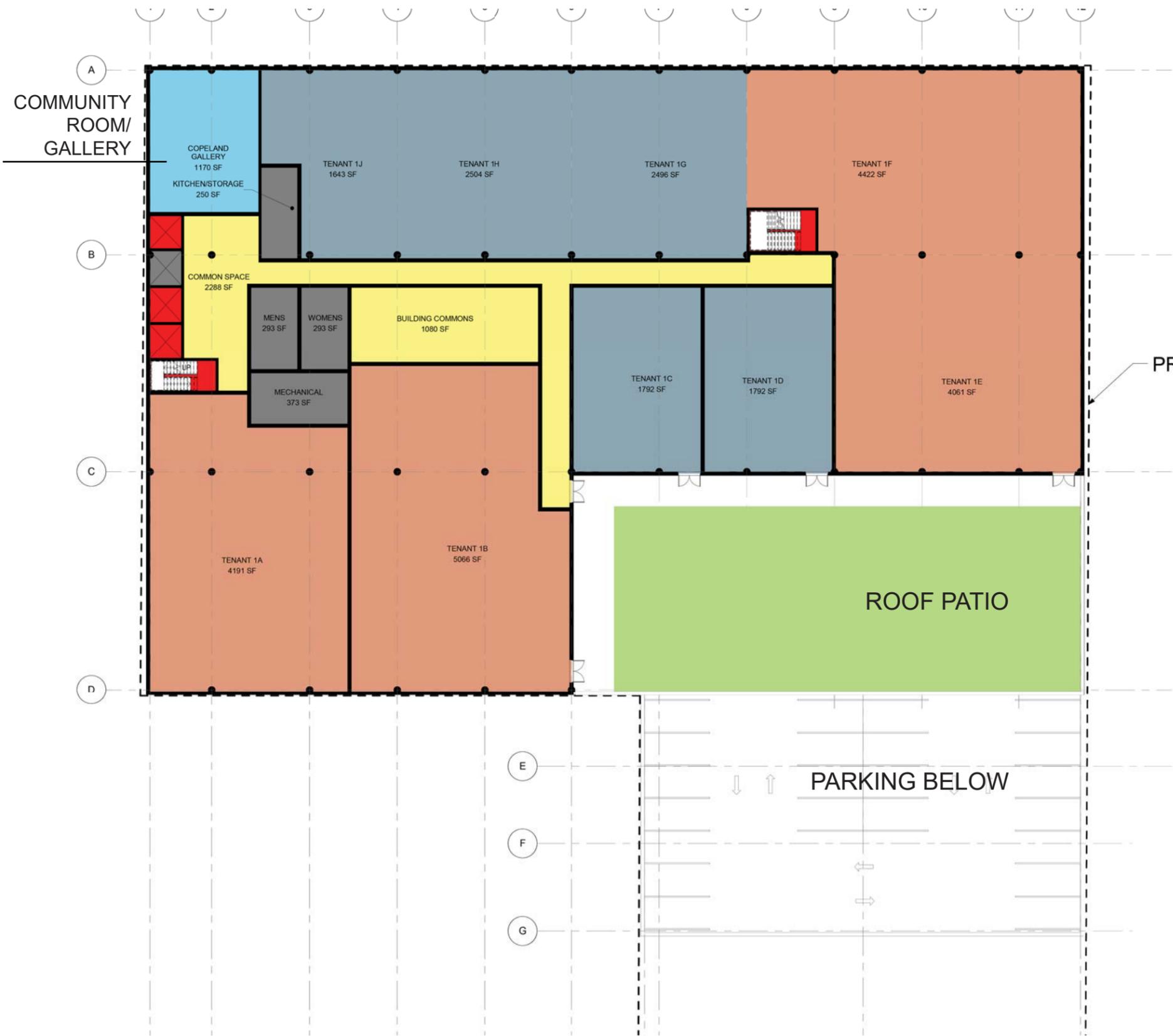
Level 2	133
Level 1.5	117
Level 1	115
B1	101 (6 Accessible)
B2	117 (6 Accessible)
Total:	595



THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
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Level 2 (+ 20' - 0") - Scale 1/32" = 1'-0"





Occupant Legend

- COMMON SPACE
- MEDIUM TENANT
- SMALL TENANT
- UTILITIES
- VERTICAL CIRCULATION





PROPERTY LINE

Occupant Legend

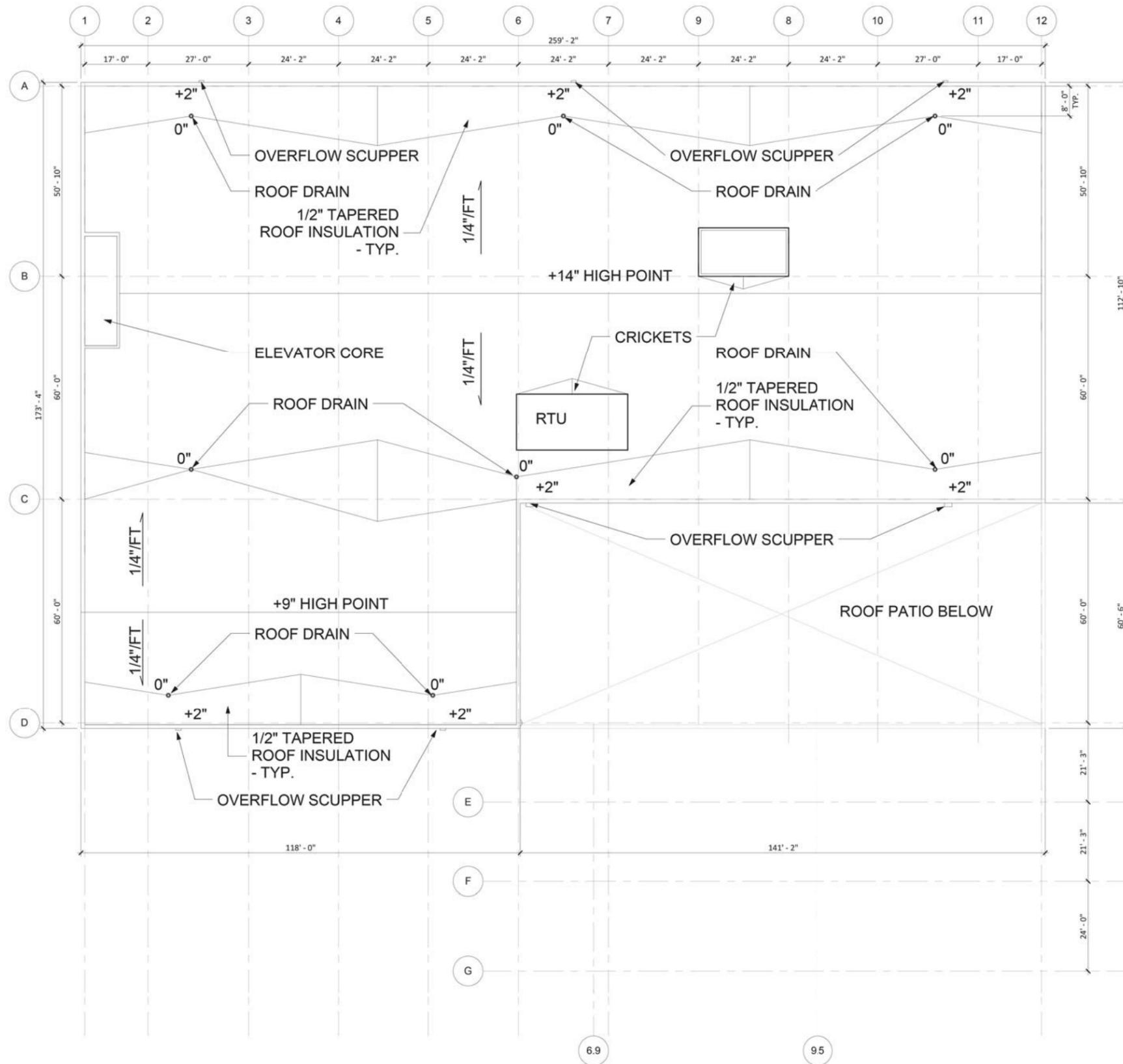
- COMMON SPACE
- LARGE TENANT
- MEDIUM TENANT
- SMALL TENANT
- UTILITIES
- VERTICAL CIRCULATION



THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
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Level 4 (+ 42' - 6") - Scale 1/32" = 1'-0"





THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
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Roof Plan (+56'-0") - Scale 1/32" = 1'-0"





THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
Minneapolis, MN • August 26th, 2016

Perspective View Plymouth and Penn Facing South





THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
Minneapolis, MN • August 26th, 2016

Perspective View Plymouth Avenue Facing West





THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
Minneapolis, MN • August 26th, 2016

Perspective View Penn Avenue Facing North





THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
Minneapolis, MN • August 26th, 2016

Aerial Perspective





THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
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Aerial Perspective

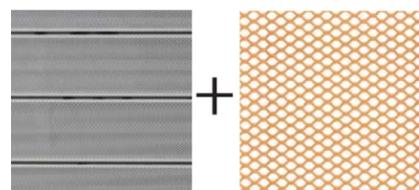




- ROOF - (55'-0")
- LEVEL 4 - (42'-6")
- LEVEL 3 - (30'-0")
- LEVEL 2 - (20'-0")
- LEVEL 1.5 - (10'-0")
- LEVEL 1 - (0'-0")
- LEVEL B1 - (-10'-0")
- LEVEL B2 - (-20'-0")

Office Level 3- 4 window /wall ratio:
40%

Retail Level 1 window /wall ratio:
73%



Metal Panel:
36%



Precast Concrete:
16%



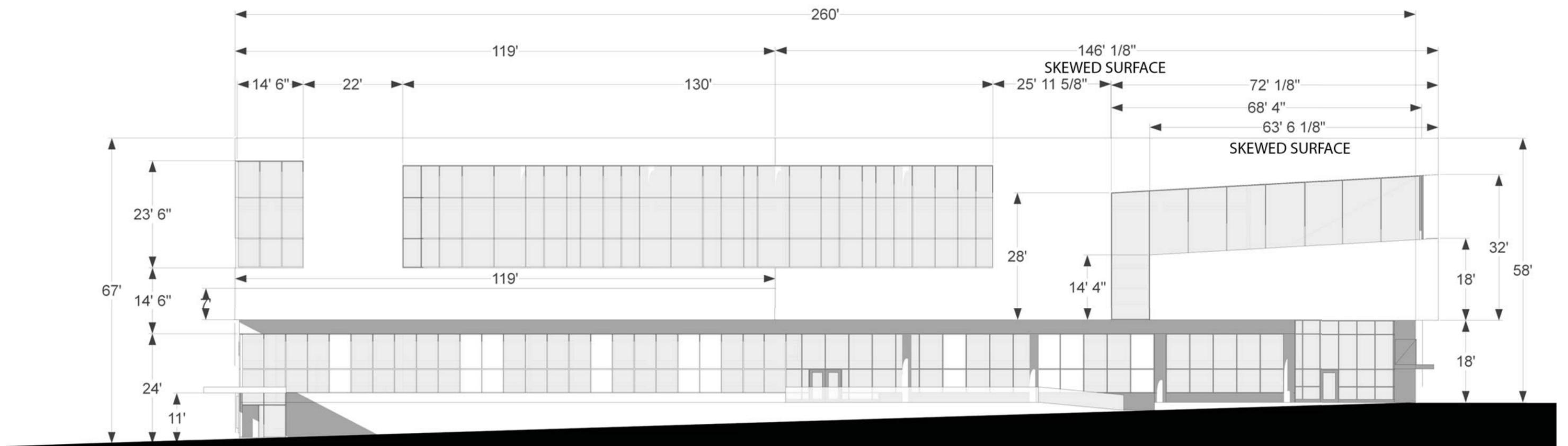
Glass:
48%



THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
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NORTH ELEVATION - SCALE: 3/64" = 1'-0"

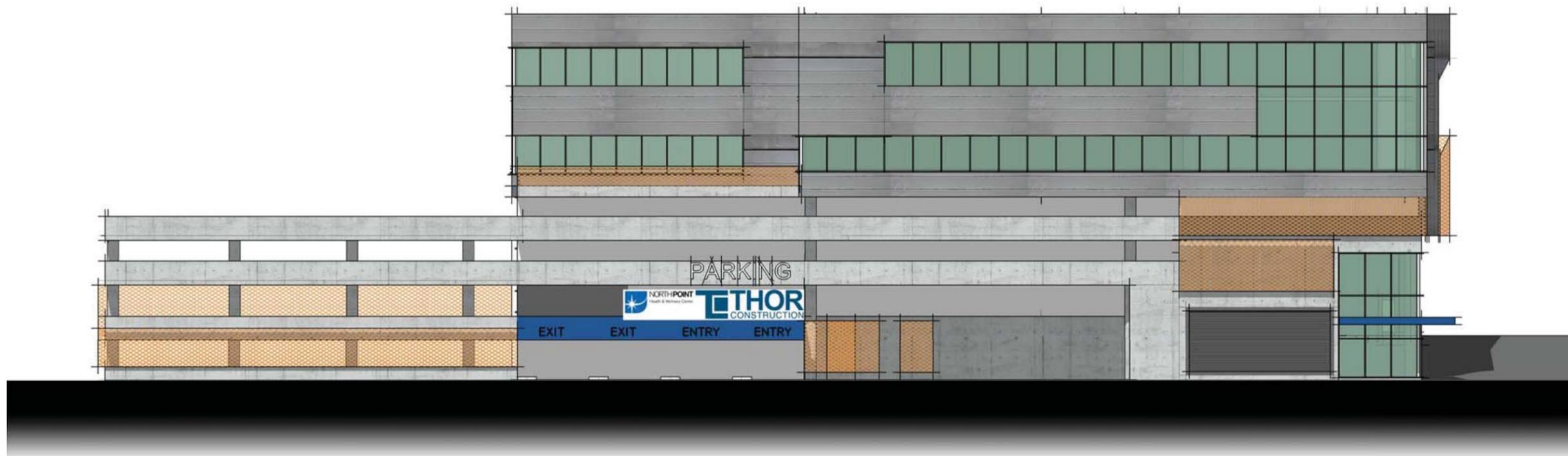




THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
 Minneapolis, MN • August 26th, 2016

NORTH ELEVATION(dimensioned) - SCALE: 3/64" = 1'-0"





- ROOF - (55'-0")

- LEVEL 4 - (42'-6")

- LEVEL 3 - (30'-0")

- LEVEL 2 - (20'-0")

- LEVEL 1.5 - (10'-0")

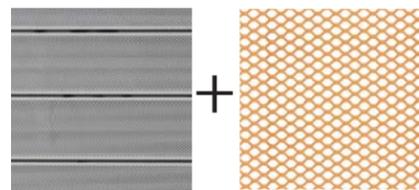
- LEVEL 1 - (0'-0")

- LEVEL B1 - (-10'-0")

- LEVEL B2 - (-20'-0")

Office Level 3- 4 window /wall ratio:
38%

Retail Level 1 window /wall ratio:
16%



Metal Panel:
36%



Precast Concrete:
36%



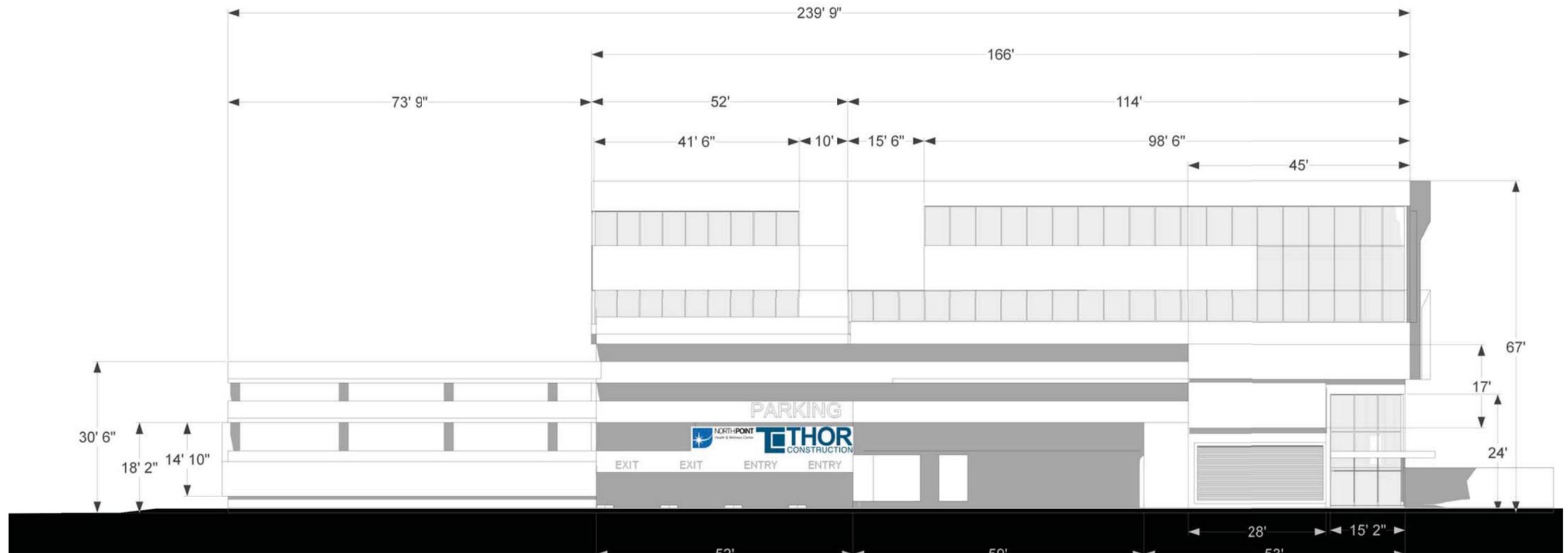
Glass:
28%



THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
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EAST ELEVATION - SCALE: 3/64" = 1'-0"





THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
 Minneapolis, MN • August 26th, 2016

EAST ELEVATION (dimensioned) - SCALE: 3/64" = 1'-0"





- ROOF - (55'-0")

- LEVEL 4 - (42'-6")

- LEVEL 3 - (30'-0")

- LEVEL 2 - (20'-0")

- LEVEL 1.5 - (10'-0")

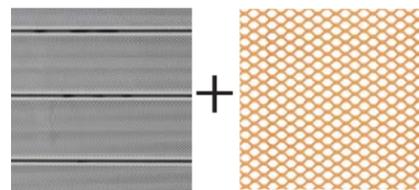
- LEVEL 1 - (0'-0")

- LEVEL B1 - (-10'-0")

- LEVEL B2 - (-20'-0")

Office Level 3- 4 window /wall ratio:
40%

Level 1 window /wall ratio:
6%



Metal Panel:
30%



Precast Concrete:
48%



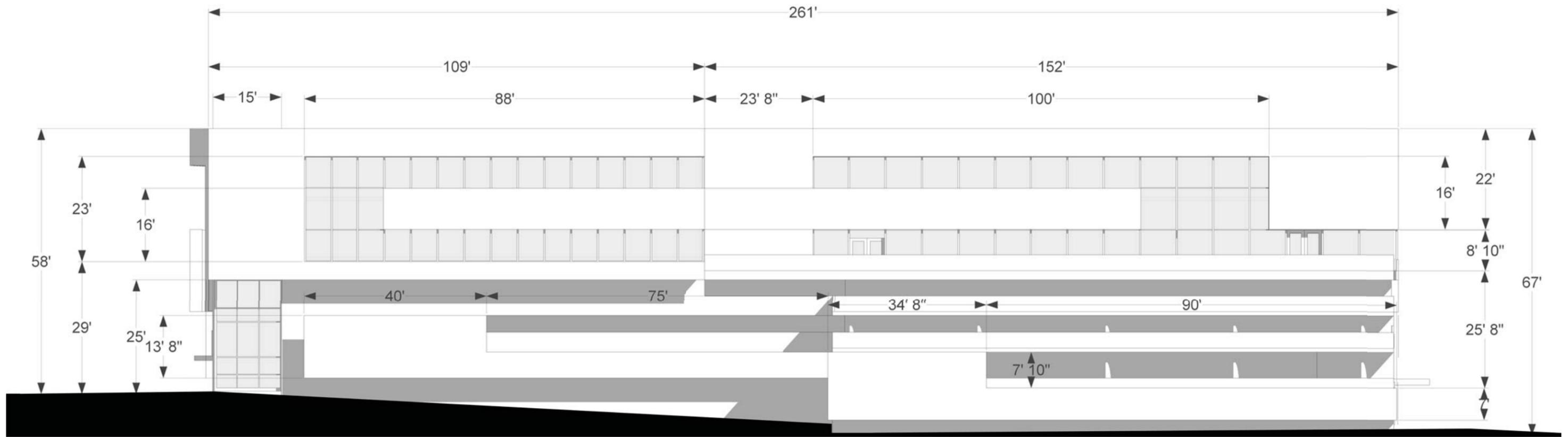
Glass:
22%



THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
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SOUTH ELEVATION - SCALE: 3/64" = 1'-0"

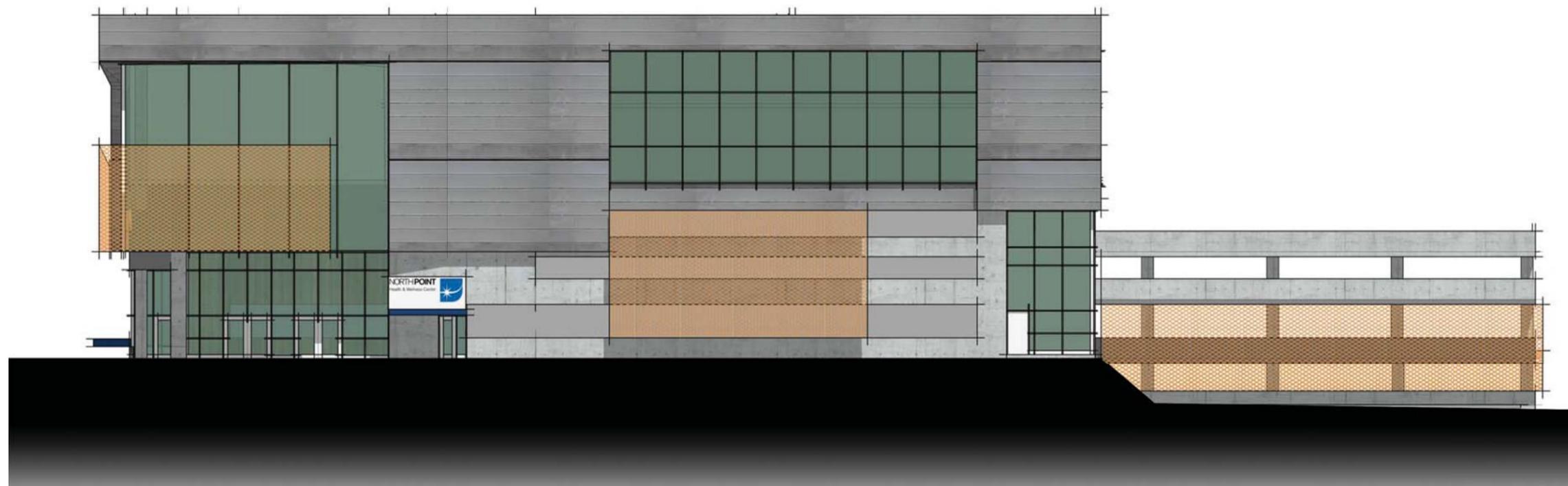




THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
 Minneapolis, MN • August 26th, 2016

SOUTH ELEVATION (dimensioned) - SCALE: 3/64" = 1'-0"





- ROOF - (55'-0")

- LEVEL 4 - (42'-6")

- LEVEL 3 - (30'-0")

- LEVEL 2 - (20'-0")

- LEVEL 1.5 - (10'-0")

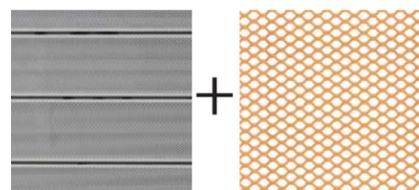
- LEVEL 1 - (0'-0")

- LEVEL B1 - (-10'-0")

- LEVEL B2 - (-20'-0")

Office Level 3- 4 window /wall ratio:
47%

Retail Level 1 window /wall ratio:
51%



Metal Panel:
36%



Precast Concrete:
19%



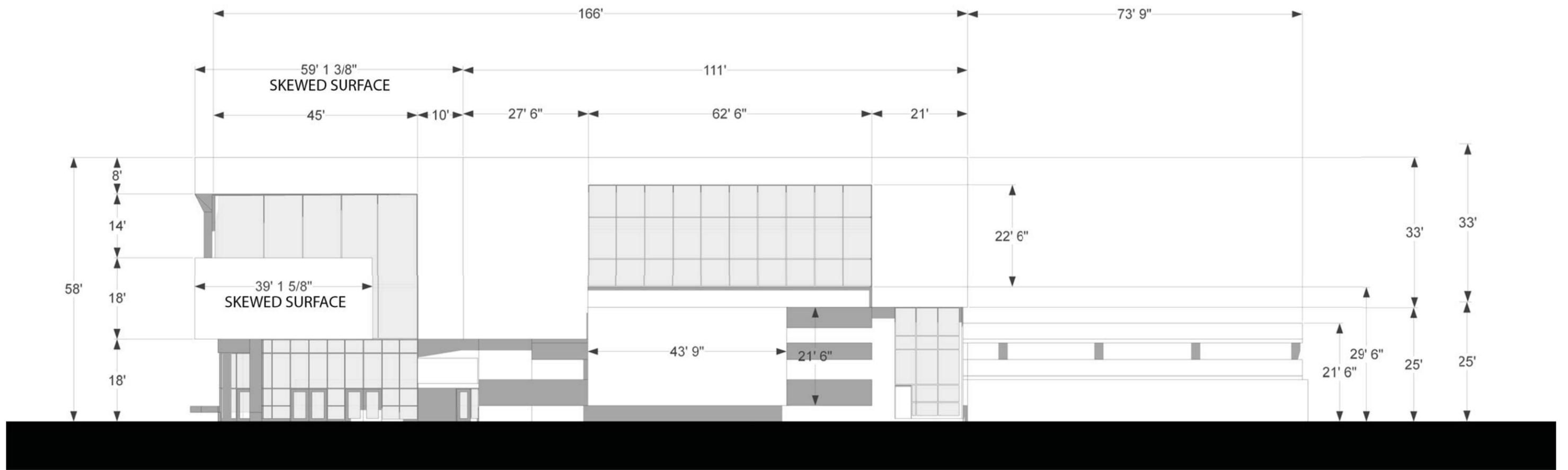
Glass:
45%



THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
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WEST ELEVATION - SCALE: 3/64" = 1'-0"





THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
 Minneapolis, MN • August 26th, 2016

WEST ELEVATION (dimensioned) - SCALE: 3/64" = 1'-0"





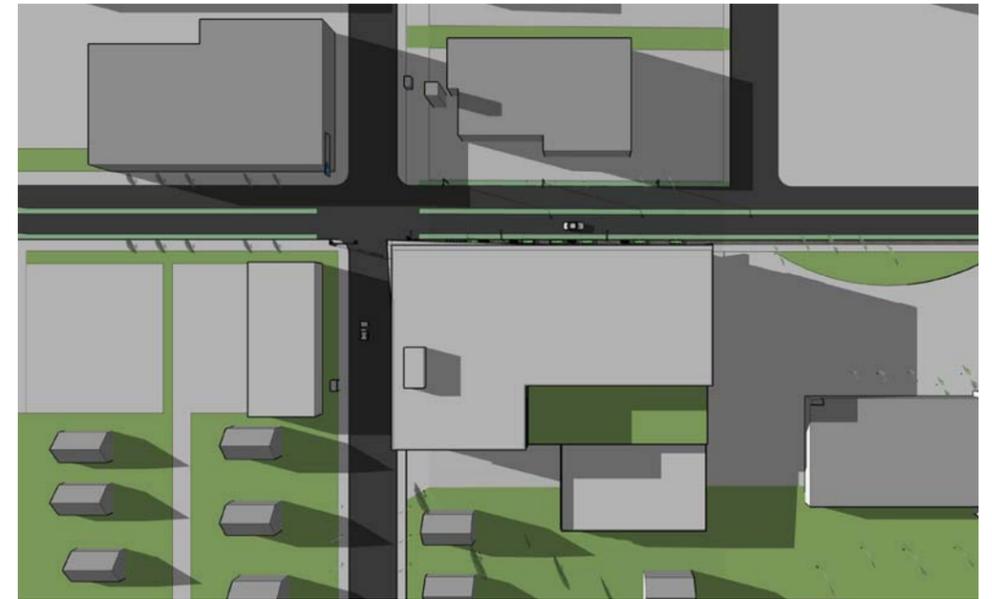
SUMMER SOLSTICE

7 AM (Sunrise)



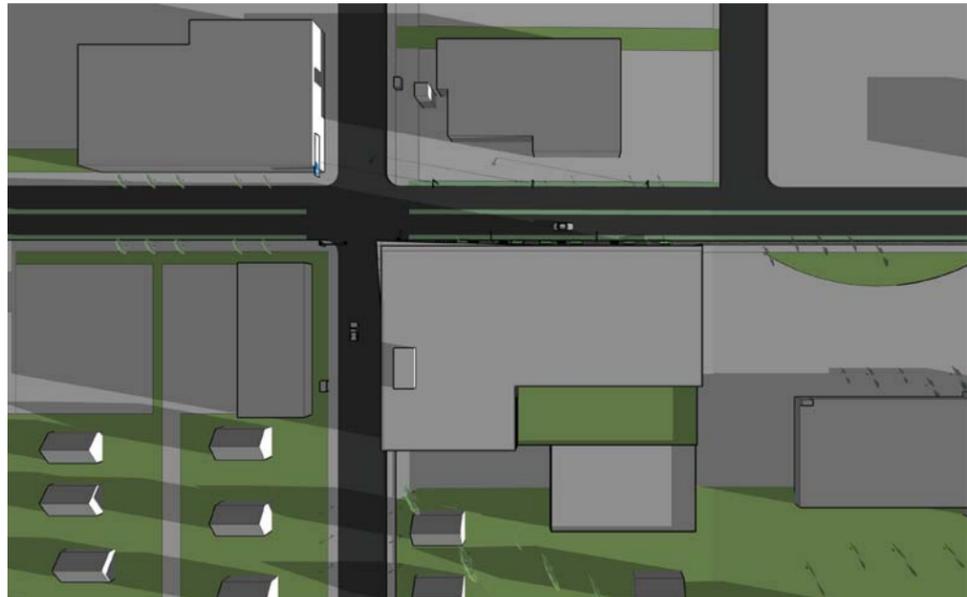
SUMMER SOLSTICE

NOON



SUMMER SOLSTICE

6 PM



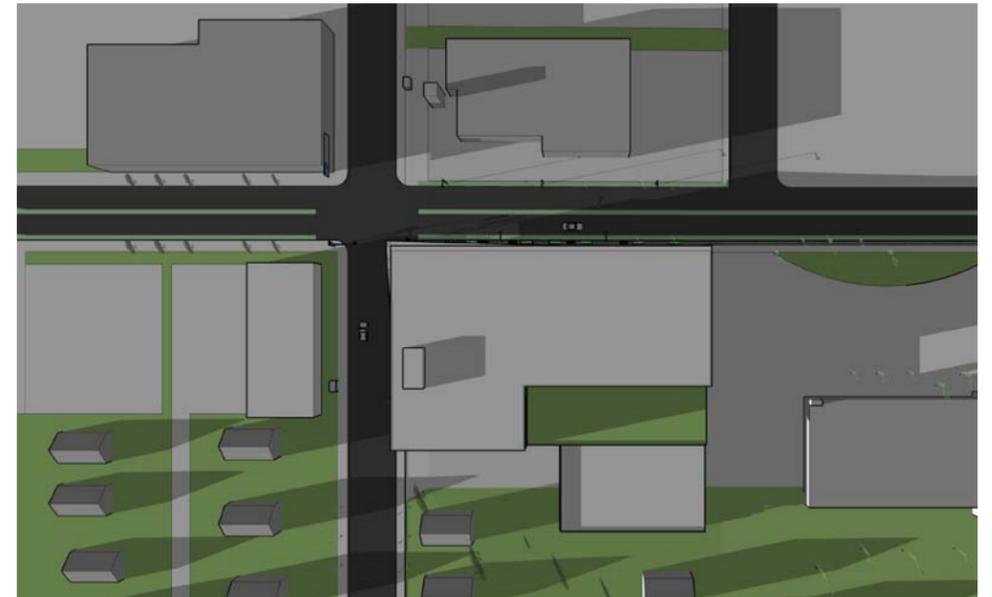
SEPTEMBER 22 (EQUINOX)

7 AM (Sunrise)



SEPTEMBER 22 (EQUINOX)

NOON



SEPTEMBER 22 (EQUINOX)

5 PM

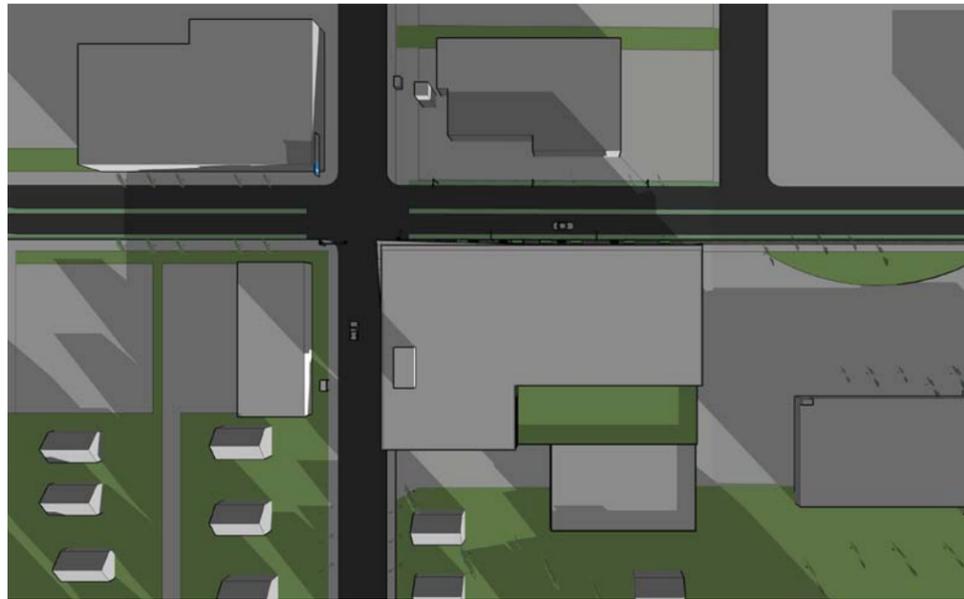


THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
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SOLAR STUDY



LAWAL SCOTT ERICKSON ARCHITECTS INC



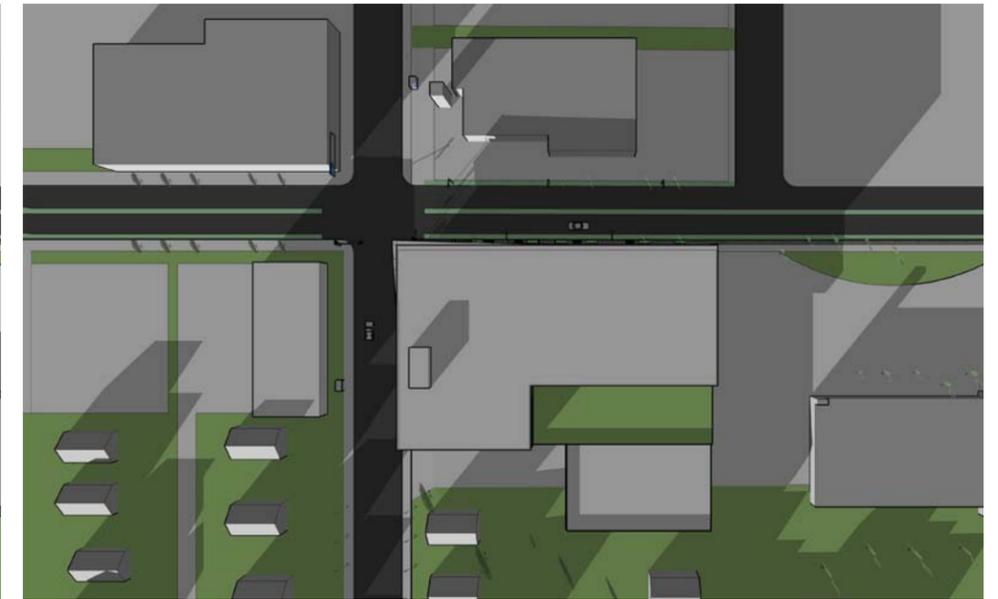
WINTER SOLSTICE

9 AM (Sunrise)



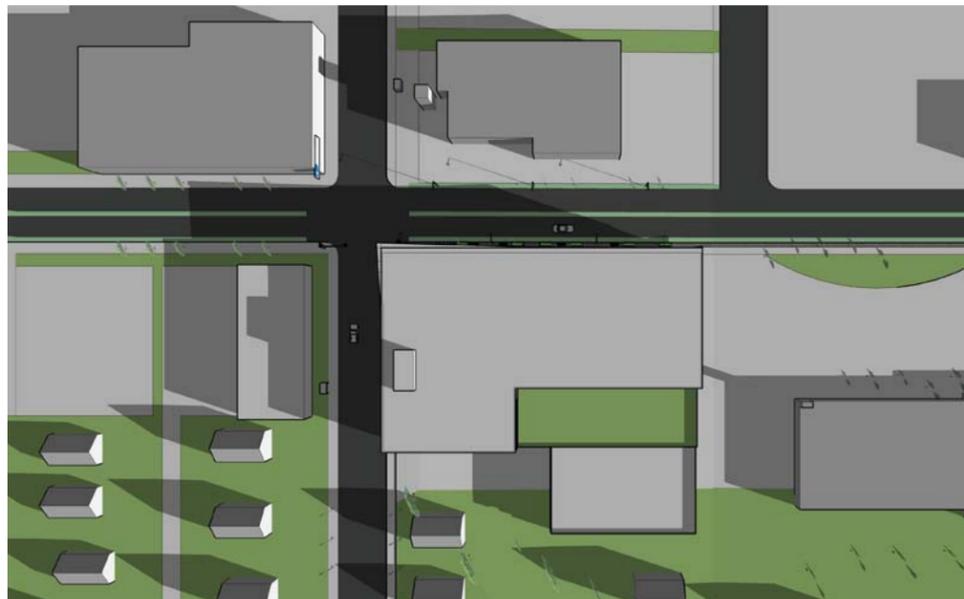
WINTER SOLSTICE

NOON



WINTER SOLSTICE

3 PM



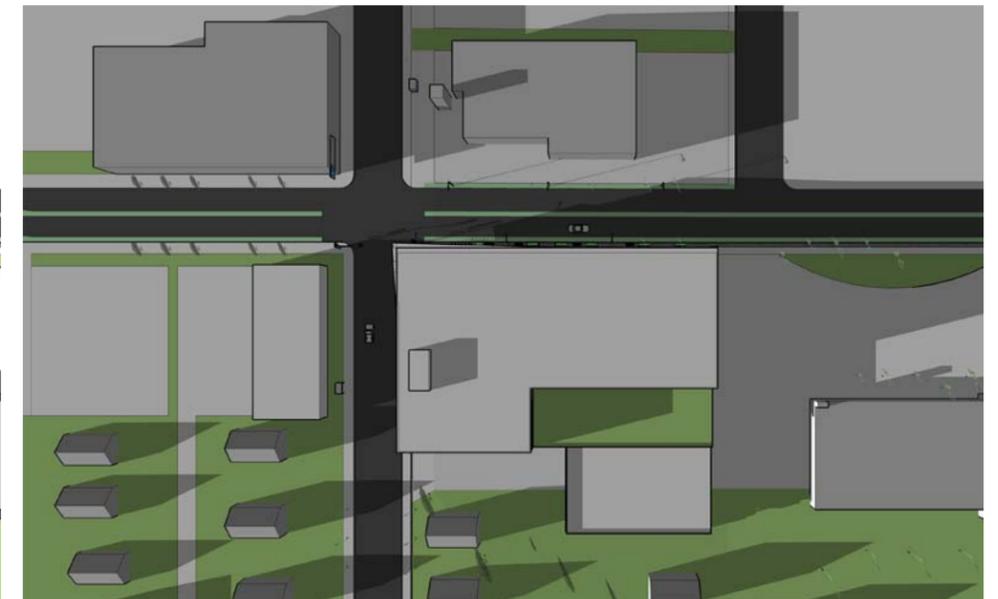
MARCH 20 (EQUINOX)

8 AM



MARCH 20 (EQUINOX)

NOON



MARCH 20 (EQUINOX)

5 PM



VIEW FROM ESTES FUNERAL HOME



VIEW FROM UROC PARKING LOT



THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
Minneapolis, MN • August 26th, 2016

SITE PHOTOS



UNIVERSITY OF MINNESOTA URBAN RESEARCH AND OUTREACH ENGAGEMENT CENTER (UROC)



MINNEAPOLIS URBAN LEAGUE



MINNEAPOLIS 4TH PRECINCT



THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
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URBAN CONTEXT



LAWAL SCOTT ERICKSON ARCHITECTS INC



NORTH POINT HEALTH AND WELLNESS CENTER



MINNEAPOLIS COLLEGE PREPARATORY SCHOOL



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URBAN CONTEXT

