

MEMORANDUM

TO: City Planning Commission, Committee of the Whole

FROM: Aaron Hanauer, Senior City Planner, (612) 673-2494

DATE: November 3, 2016

SUBJECT: Family Partnership, 1527 East Lake Street, 3013 Bloomington Avenue South, a portion of 3017 Bloomington Avenue, and 3010-3020 16th Avenue South
Project for Pride and Living (PPL) Apartment Complex, 3017-3037 Bloomington Avenue and 3024-3040 16th Avenue South

SITE DATA-FAMILY PARTNERSHIP

Existing Zoning	C2/Neighborhood Corridor Commercial District (1527 East Lake Street and 3013-3017 Bloomington Avenue South) C1/Neighborhood Commercial District (3010 16 th Avenue South) R2B/Two-Family District (3020 16 th Avenue South) PO/Pedestrian Oriented Overlay District (1527 East Lake Street)
Lot Area	Approximately 49,223 square feet / 1.13 acres
Ward(s)	9
Neighborhood(s)	Powerhorn Park; adjacent to East Phillips
Designated Future Land Use	All properties are designated Mixed Use except 3020 16 th Avenue which is designated Urban Neighborhood
Land Use Features	Commercial Corridor (East Lake Street) Community Corridor (Bloomington Avenue)
Small Area Plan(s)	None

SITE DATA-PROJECT FOR PRIDE AND LIVING

Existing Zoning	C2/Neighborhood Corridor Commercial District (3017 Bloomington Avenue South) C1/Neighborhood Commercial District (3033-3037 Bloomington Avenue) R2B/Two-Family District (3024-3040 16 th Avenue South)
Lot Area	Approximately 47,916 square feet / 1.1 acres
Ward(s)	9
Neighborhood(s)	Powerhorn Park
Designated Future	Properties along Bloomington Avenue are designated Mixed Use

Land Use	Properties along 16 th Avenue South are designated Urban Neighborhood
Land Use Features	Community Corridor (Bloomington Avenue)
Small Area Plan(s)	None

PROJECT DESCRIPTION

The applicant and the Department of Community Planning and Economic Development (CPED) would like to introduce and seek feedback from the City Planning Commission (CPC) for the proposed project. This input will be used by the applicant as they prepare a more refined Committee of the Whole submittal.

The key items that CPED and the applicant are seeking feedback on is site layout, in particular the surface parking layout as well as the rezoning proposal.

The entire project site is approximately 2.23 acres. Existing conditions include a two-story office building (with a drive through) at the intersection of East Lake Street and Bloomington Avenue, four duplexes at the southern portion of the site (two along Bloomington Avenue and two along 16th Avenue South, and approximately 134 surface parking spaces. In total, the project site has six curb cuts (two along East Lake Street, one along Bloomington Avenue, and three along 16th Avenue South).

There are two entities involved with the proposed development: Family Partnership and Project for Pride and Living (PPL). The proposed development would include the removal of all buildings on the project site and elimination of three vehicular access points including all vehicular access point on East Lake Street. Family Partnership is proposing to construct a two-story building at the intersection of Bloomington Avenue and East Lake Street. It is estimated to have between 45,000 and 50,000 square feet of gross floor area. The building would house the Family Partnerships headquarters, a childcare facility, a behavioral clinic, and potentially a Fairview clinic. A playground is proposed along Bloomington Avenue for the child care facility. In addition, there would be a drop off area and 54 surface parking spaces at the back of the building.

Project for Pride and Living is proposing to construct two apartment buildings at the southern end of the site with a total of 54 units; the applicant is proposing a four story-building along Bloomington Avenue with 32 apartments and a three-story building with 22 units along 16th Avenue South. There would be a shared green space in between and approximately 50 parking spaces below ground.

Off-street parking: The PPL project would comply with their off-street parking requirement by providing approximately one underground off-street parking space per dwelling unit. Family Partnership is proposing 54 surface parking spaces for the commercial building (see table below). When applying the 25 percent pedestrian oriented overlay off-street parking reduction, the commercial development requires 52 off-street parking spaces; the maximum off-street parking allowed for the development given that it is within the PO district is 141 off-street parking spaces. It should be noted that the applicant could reduce their minimum off-street vehicle parking requirement to 45 spaces if they provided enough bicycle parking that met the requirement outlined in Section 541.220-Bicycle incentive. However, the applicant has informed staff that they have a greater off-street parking need than the zoning code minimum requirements.

As shown in the anticipated application section below, Family Partnership will likely be seeking a rezoning of the project site to C2. If the pedestrian oriented overlay district is applied to the entire project site, the PO district has a requirement that parking lots shall be limited to not more than sixty (60) feet of street frontage (this provides room for two rows of parking and a 22-foot, two-way drive aisle). As currently designed, the proposed surface parking lot will have approximately 137 linear feet along of frontage along 16th Avenue South and 33 feet of frontage along Bloomington Avenue.

Table 1. Vehicle Parking Requirements for Family Partnership Project (Chapter 541)

Use	Min	25% PO Reduction	Total with Reductions	Max Allowed with 25% PO Reduction	Proposed
Office (22,868 sq. ft.)	38	9	29	86	--
Behavioral health clinic (6,699 sq. ft.)	13	3	10	25	
Fairview Clinic (5,000 sq. ft.)	10	2	8	19	
Child care (14 employees)	7 + 2 drop off spaces	2	5	11	
Total	68 spaces + 2 drop off spaces	(16)	52	141	54

APPLICATIONS

A final analysis of the required applications has not been completed given the focus of this review and the information provided. However, the following applications have been identified:

- **Family Partnership:**
 - Request to rezone the following properties in the project site to C2: 3010 16th Avenue South (currently C1) and 3020 16th Avenue South (currently R2B). 1527 East Lake Street is currently zoned C2 with the PO overlay district. Given that 1527 East Lake is within the pedestrian overlay, CPED would recommend that the PO overlay district be applied to the entire project site.
 - Variance of the pedestrian oriented overlay standards and allow a surface parking lot to exceed sixty (60) feet of street frontage.
 - Variance of the pedestrian oriented overlay standards that require the first floor of building to be located not more than eight (8) feet from the front lot line.
 - Site plan review
- **Project for Pride and Living**
 - Request to rezone all properties to ORI. This includes a portion of 3017 Bloomington Avenue South (currently C2), 3033-3037 Bloomington Avenue South (currently C1), and 3024-3040 16th Avenue South (currently R2B).
 - To vary the lot area up to 30 percent and reduce the lot area per residential unit from 1,250 square feet per unit to 875 square feet per dwelling unit.
 - Planned unit development to allow for two residential buildings on a project site.
 - Site plan review
- Preliminary and final plat
- Vacation of the public alley

In addition, CPED and the applicant are seeking feedback on the following:

- Thoughts on the surface parking lot placement and improving the frontage of the surface parking lot along Bloomington Avenue and 16th Avenue.

- The proposed commercial building placement at the intersection of East Lake Street and Bloomington Avenue, which is currently stepped back from East Lake Street and Bloomington Avenue.
- How and if there could be a better transition between the surface parking lot and the apartment buildings.
- Thoughts on incorporating transit shelters into the development along East Lake Street and Bloomington Avenue. Currently there is a bus stop in front of the building along East Lake Street for the #21 bus route (high frequency) and #53 bus route. There is also a bus stop in front of the building along Bloomington Avenue for the #14 bus route which provides mid-day service between 15 and 20 minutes during the week.

The Family Partnership Facility, located at the corner of East Lake Street and Bloomington in South Minneapolis, will consist of a 2-story, 45,000 square feet building. The facility will include classrooms, therapy offices, group rooms, community meeting and training space, and offices. There is the potential for a clinic to occupy 5,000 square feet on East Lake Street, increasing the building size to 50,000 square feet. There will be a playground connected to the facility facing Bloomington Avenue to serve the classrooms and potentially the residents at the PPL development as well as green buffers. The 1.13-acre site will have 54 parking stalls. We are proposing eliminating vehicle access from Lake Street, keeping access from 16th Avenue and Bloomington. The site will require rezoning.

The PPL portion of the site will contain 54 dwelling units distributed in two buildings: 32 apartments in the building fronting Bloomington Avenue (the West Building) and 22 apartments in the building fronting 16th Avenue South (the East Building) – both buildings are mid-block. There will be underground parking accessed off a new alley from 16th Avenue South. It will be designed so traffic cannot access the existing alley south of the site. The existing alley will remain as is from the site boundary south to 31st Street to continue to serve the 3 remaining homes and the Post Office facility. At the interior of the block between the buildings will be a green space containing rain gardens to collect storm water runoff from the entire site, a playground, community gardens, and social spaces (picnic tables, tables and chairs, BBQ grills, etc) for people on the entire block to enjoy and use.

The PPL portion of the site is 1.1 acres. 64% of the site will be impervious cover: buildings, driveways, alley, and sidewalks. Our intention is to retain 100% of the site storm water on the PPL portion of the site – though that may be scaled back to 50% on-site retention/infiltration if funding is not available for this aspiration.

The two PPL building will have approximately 77,000sf total useable space (including the underground parking level below each building). The West Building is 4-stories and approximately 44' tall; the East Building is 3-stories and approximately 33' tall. There will be a total of 50 underground parking stalls for the PPL residents: 30 under the West Building and 20 under the East Building. There are no off-street surface parking stalls planned for the PPL portion of the site. The East Building contains a laundry room for resident use but no other amenity spaces. The West Building contains a Fitness Room, Community Room and Property Management (leasing) offices that will be used by residents of both buildings. There is no commercial space on the PPL portion of the site. It will be strictly multi-family occupancy.

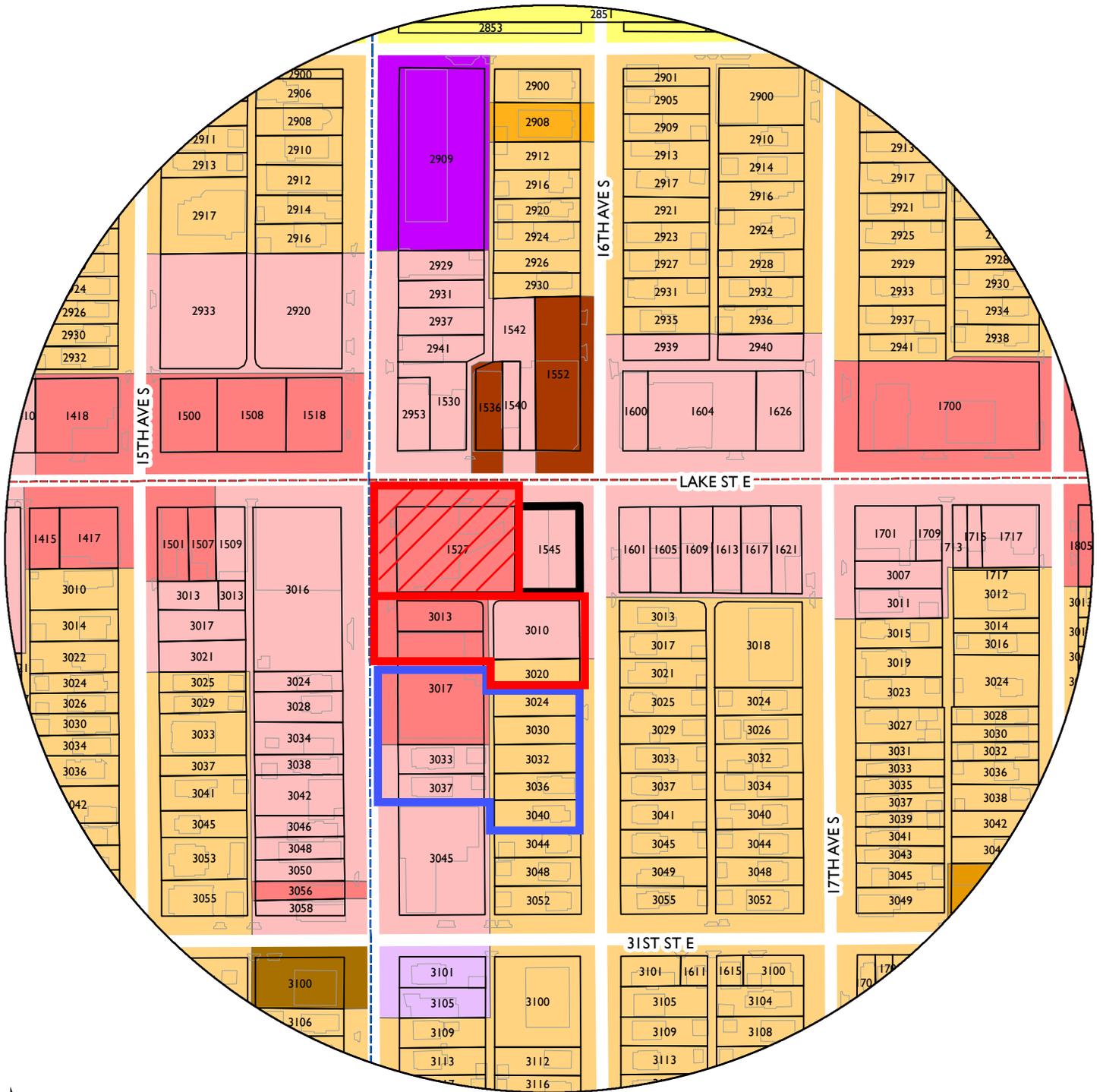
We do not anticipate requiring any variances for the PPL portion of the site. We anticipate requiring only the usual Conditional Use approvals for multi-family housing.

Family Partnership and Project for Pride and Living

9th

NAME OF APPLICANT

WARD



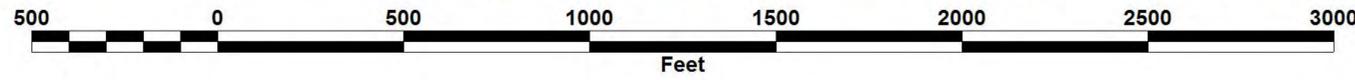
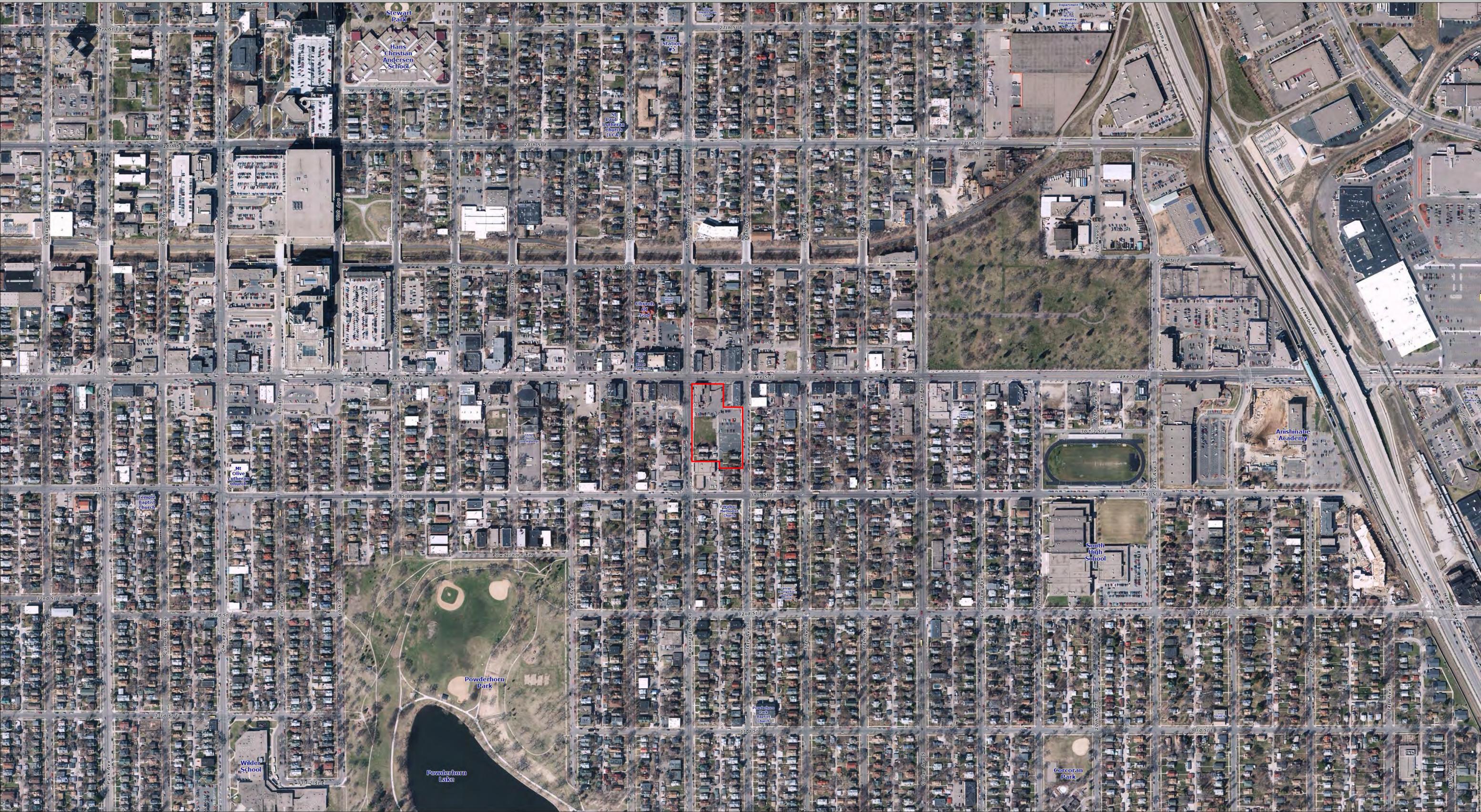
- ▬ Family Partnership
- ▬ Project for Pride and Living
- ▨ Pedestrian Oriented Overlay District

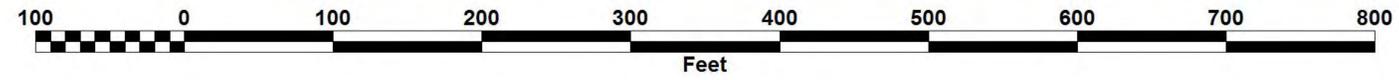
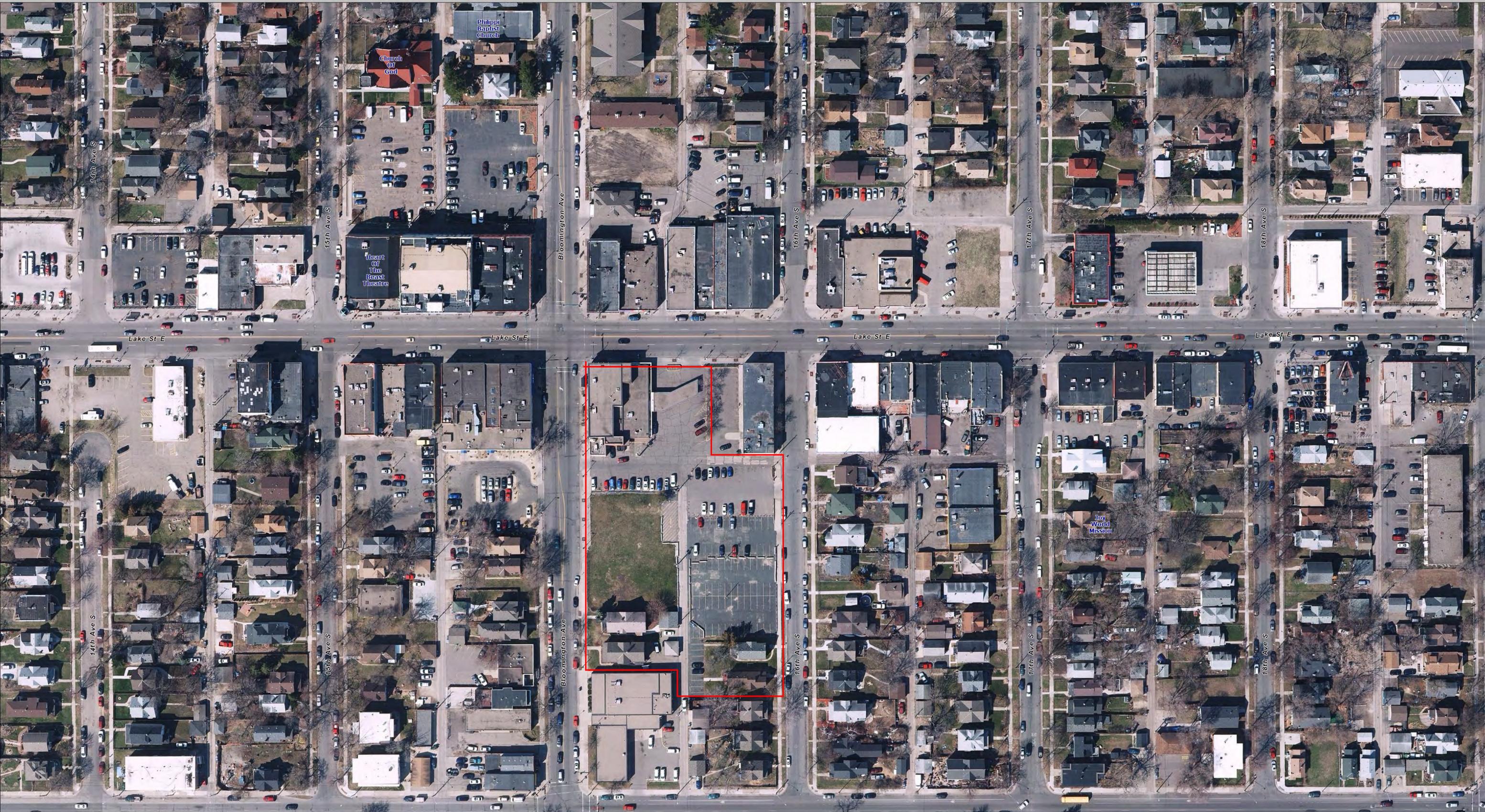
PROPERTY ADDRESS

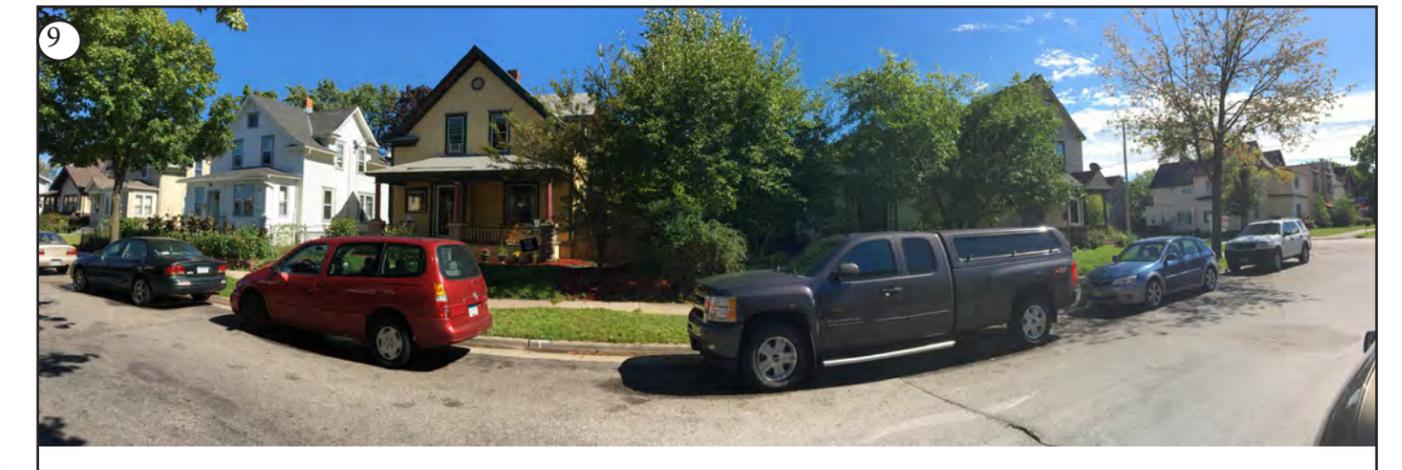
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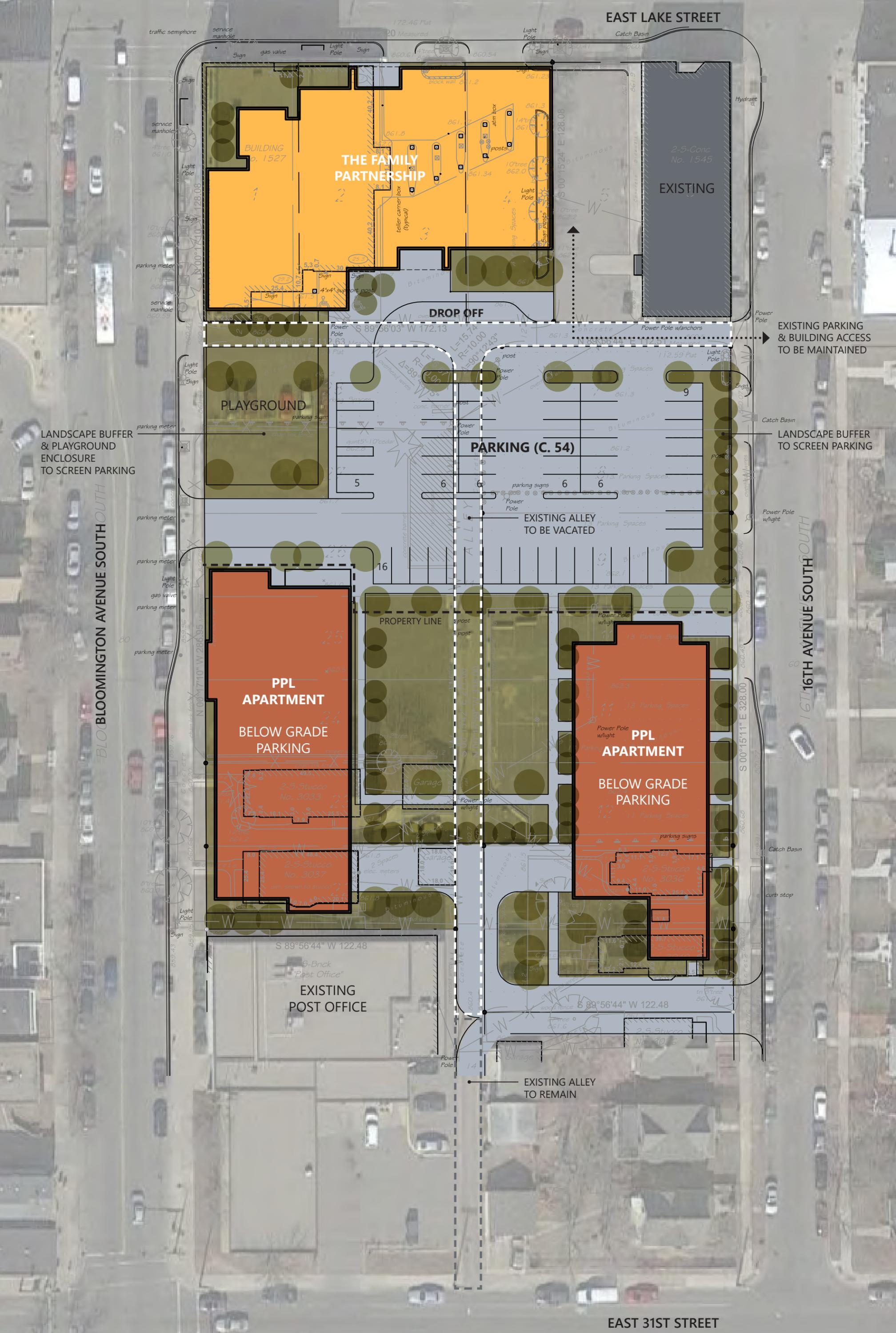
1527 E. Lake St, 3013-3017 Bloomington Ave, & 3010-3040 16th Ave

N/A









THE FAMILY PARTNERSHIP

DROP OFF

PLAYGROUND

PARKING (C. 54)

EXISTING ALLEY TO BE VACATED

**PPL APARTMENT
BELOW GRADE
PARKING**

**PPL APARTMENT
BELOW GRADE
PARKING**

**EXISTING
POST OFFICE**

EXISTING ALLEY TO REMAIN

EXISTING PARKING & BUILDING ACCESS TO BE MAINTAINED

LANDSCAPE BUFFER TO SCREEN PARKING

LANDSCAPE BUFFER & PLAYGROUND ENCLOSURE TO SCREEN PARKING

BLOOMINGTON AVENUE SOUTH

16TH AVENUE SOUTH

EAST LAKE STREET

EAST 31ST STREET



Area Location & Site Connection

Site Physical Characteristics

Zoning (Existing)

Zoned: C1 - Neighborhood Commercial District
 C2 - Neighborhood Corridor Commercial District
 R2B - Two-Family Residential District

Floor Area Ratio Varies
 Max. Height Varies
 Varies

Setbacks

Front 20' at S. 16th Ave.
 Side/Rear 5' + 2' for every story above the First Floor



Lake Street & Bloomington Avenue

Site Observations

- Prominently visible from Lake Street.
- Access to the site from Bloomington Avenue or South 16th Avenue.
- Site located at transition point between residential areas to the south and commercial district along Lake Street.
- Could require the building design to be a full two story building.
- Retail and public transit connections are very close.
- Connection to the Midtown Greenway one block away.
- Connection to the Blue Line light rail ten blocks away.
- Property is a mixture of C1, C2 and R2B zones and would require rezoning.
- Site bisected by city controlled alley and power line.

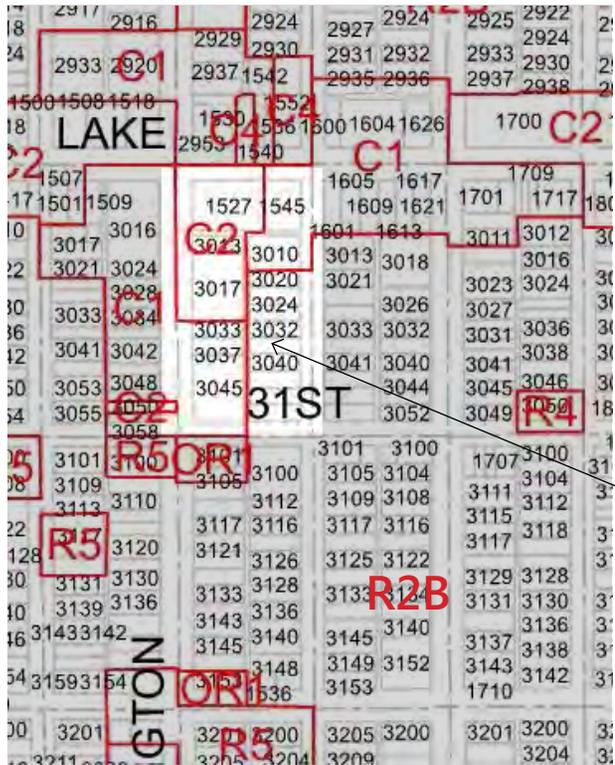


1/2

1 View Looking South



2 View Looking East



Project Site

Lake Street & Bloomington Avenue

Conceptual Site Plan

- Rezone project area to two sites, one commercial and one residential.
- Eliminate the four existing duplex homes.
- Relocate above ground power line currently in alley.
- Provide new alley outlet.
- Provide entry on Bloomington Avenue.
- Provide a full two story building along Lake Street and Bloomington Avenue.



Space Program Type	Total Square footage	Code Use Category	Rule (MIN)	Rule (MAX)	Rule (MIN)Formula	Rule (MIN) Total	Rule (MAX)Formula	Rule (MAX) Total
Administration, Shared Spaces, Support & Storage Space, Building Common, General Storage, & Family and Community Programs	22,868 sq. ft	Offices	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	22,868 sq. ft./500 sq. ft	46	22,868 sq. ft./200 sq. ft	114
Four Directions (school)	15,592 sq. ft; 14 staff members	Early Childhood learning Center	1 space per 2 employees + 2 drop off spaces (either off-street or on-street by permission of the city engineer)	1 space per employee + up to 4 drop off spaces (either off-street or on-street by permission of the city engineer)	14/2 + 2 drop off	7 + 2 drop off	14/1 + 4 drop off	14 + 4 drop off
		Preschool						
Behavioral Health	6,699 sq. ft	Clinic, Medical or dental	1 space per 500 sq. ft. of GFA	1 space per 200 sq. ft. of GFA	6,699 sq. ft./500 sq. ft	13	6,699 sq. ft./ 200	33
Fairview Clinic	5,000 sq. ft.	Clinic, Medical or dental	1 space per 500 sq. ft. of GFA	1 space per 200 sq. ft. of GFA	5,000 sq. ft./500 sq. ft	10	5,000 sq. ft./200 sq. ft	25
Total Parking						76 + 2 Drop Off		186 + 4 Drop Off
Total Parking @ 75%						57 + 2 Drop Off		140 + 3 Drop Off

Surface Parking Type	Surface Parking Spaces Amount	Paved Surface (SF)
Existing	134 spaces	57,500 sq. ft
Proposed	90 spaces	45,000 sq. ft

PEDESTRIAN ORIENTED OVERLAY DISTRICT
Off-Street Parking - Nonresidential uses . The minimum off-street parking requirement shall be seventy-five (75%) percent of the number specified in Chapter 541, Off-Street Parking and Loading.
Bicycle Parking Requirement - Nonresidential uses . Each nonresidential use shall provide a minimum of two (2) bicycle parking spaces or one (1) space for each ten (10) accessory automobile parking spaces, whichever is greater.

TRANSITION PARKING OVERLAY
Eligible Location of TP Overlay District
 (1) Parking lot, serving customers and employees only. Parking lots for customer and employee automobiles may be located in the TP Overlay District, subject to the provisions of Chapter 525, Administration and Enforcement.
 a. The Parcel on which the parking lot is located shall have a side lot line that abuts the zoning district served or shall be part of the zoning lot served.
 b. The width of the parking lot shall not exceed seventy-five (75) feet.
 c. The use of the parking lot shall be restricted to the parking of passenger automobiles only. No commercial vehicles shall be parked or stored.
 d. The parking lot shall be closed with a secured gate or other appropriate mechanism between the hours of 10:00 p.m. and 6:00 a.m., except as specifically authorized by the conditional use permit.
 e. The parking lot shall at no time be used for outdoor sales, display or storage.
 f. Each entrance to and exit from such parking lot shall be located at least twenty (20) feet from any adjacent property located in a residence or office residence district.
 g. The parking lot shall be landscaped and screened pursuant to the provisions of Chapter 530, Site Plan Review.
 (2) Access to commercial or industrial districts. Driveways, walkways or other access to land in a commercial or industrial district may be located in the TP Overlay District, subject to Chapter 541, Off-Street Parking and Loading, and the following:
 a. The parcel on which the access area is located shall have a side lot line that abuts the zoning district served or shall be part of the zoning lot served.
 b. No commercial vehicles shall use such access area.
 c. The access area shall be closed with a secured gate or other appropriate mechanism between the hours of 10:00 p.m. and 6:00 a.m., except as specifically authorized by the conditional use permit.
 d. The access area shall at no time be used for outdoor sales, display or storage.
 e. The access area shall be located at least twenty (20) feet from any adjacent property located in a residence or office residence district.
 f. The access area shall be landscaped and screened pursuant to the provisions of Chapter 530, Site Plan Review.

GENERAL PARKING RULE (MIN)
 Non-residential uses with one thousand (1,000) square feet or less shall be exempt from minimum off-street parking requirements. All uses over one thousand (1,000) square feet, other than those specified under the heading "Residential Uses" shall provide a minimum of four (4) parking spaces or the amount specified in this table, whichever is greater, except as otherwise provided in this chapter. Multiple-tenant or multiple-use buildings may exempt no more than four (4) uses of one thousand (1,000) square feet or less from the minimum off-street parking requirement. In addition, one (1) parking space shall be provided for each commercial vehicle or vehicle necessary for the operation of the use that is maintained on the premises. Such vehicles may include, but shall not be limited to, tow trucks, taxis, buses, limousines, hearses, commercial trucks or vans, police or fire vehicles or other service vehicles.

GENERAL PARKING RULE (MAX)
 Uses subject to a maximum parking requirement may provide parking up to the amount specified below provided that a development with one (1) or more non-residential uses shall not be restricted to fewer than ten (10) total accessory parking spaces on a zoning lot.



C2 – Neighborhood Corridor Commercial District





PROJECT FOR
PRIDE IN LIVING
BLOOMING PLACE
MHFA Submission
June 2016

SITE LOCATION

Disclaimer: For Site Capacity Study purposes only. This Concept is subject to City Planning Approval and Funding.

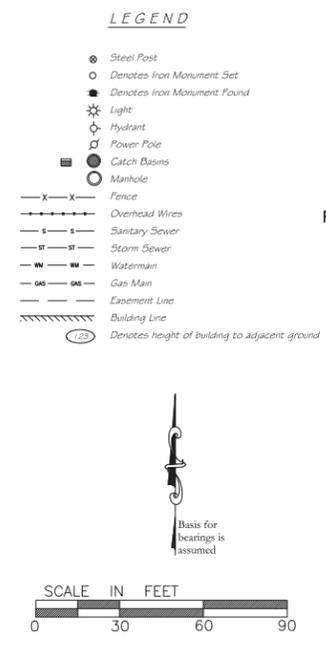
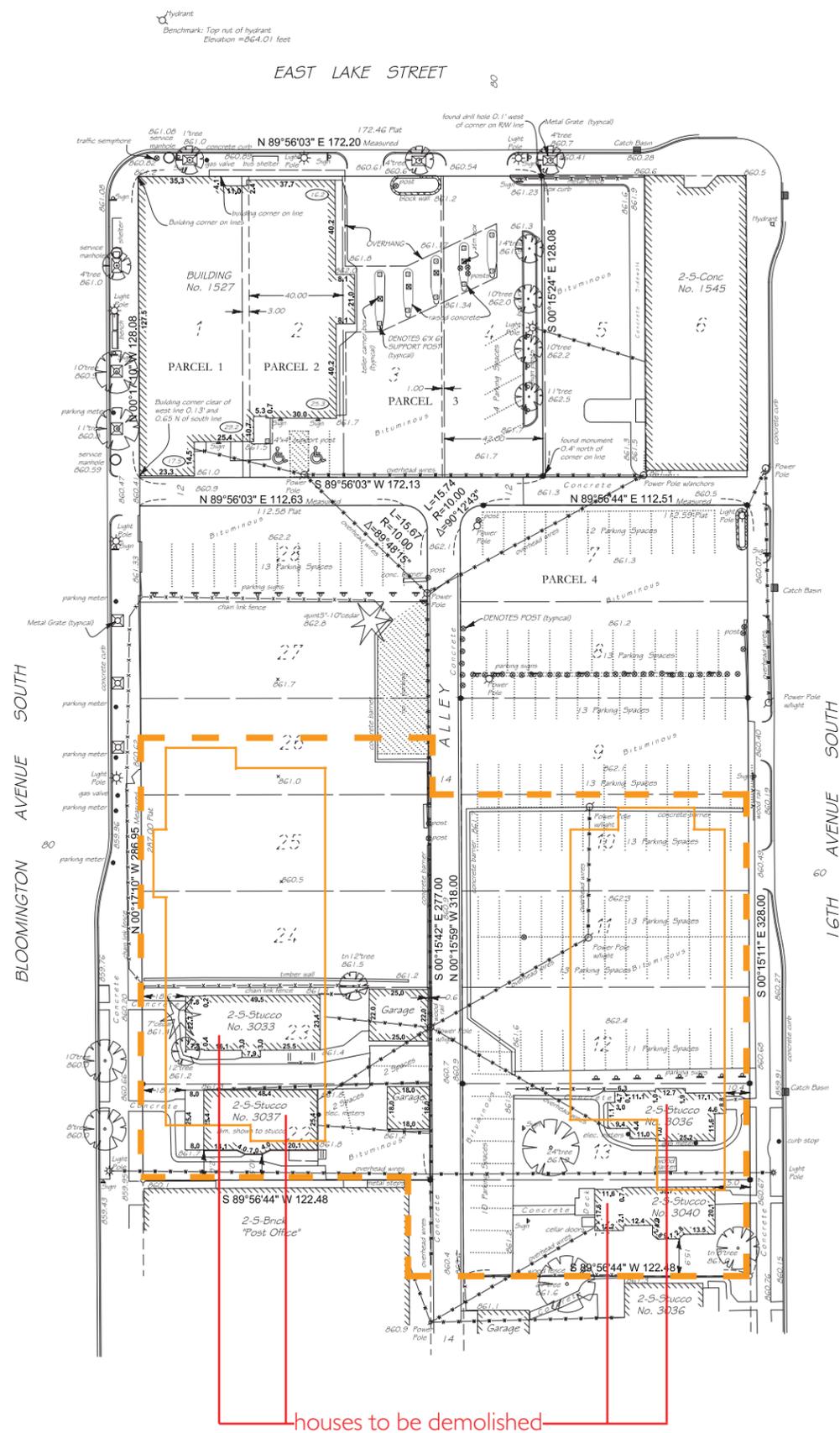


MSR

710 South 2nd Street, 8th Floor
Minneapolis, Minnesota 55401-2282

612 375 0336 tel
612 342 2216 fax

www.msrgroup.com



Current Zoning Information

For property: 3010 16th Ave. S & 3033 & 3037 Bloomington Ave.

Source of Information: City of Minneapolis Zoning web site			
Address: 250 S. 4th St., Room 300 Minneapolis, MN 55415			
Phone: (612) 673-3000 or 311			
Zoning District(s): C-1			
Zoning Definition: C1 / Neighborhood Commercial District			
Building Setback Requirements C-1			
	Observed	Required	Notes
Front Yard Setback	see survey	not listed	N/A
Side Yard Setback	see survey	not listed	N/A
Rear Yard Setback	see survey	not listed	N/A
Parking Tabulation			
	Observed all parcels	Required	Notes
Regular Spaces	132	see note	Parking requirements dependent on use of property and floor area.
Handicapped Spaces	2	see note	Spaces listed include all parcels on survey
Total Parking Spaces	134	see note	
Height Restrictions			
	Observed	Max. Allowed	Notes
Maximum Height	16.8	see note	2.5 stories or 35' whichever is less
Bulk Restrictions			
	Observed	Required	Notes
Lot Area	*	see note	Required lot area dependent on use of property.
Coverage Ratio	0%	0%	
Other:	N/A	N/A	

For property: 1527 Lake St. E. 3013 & 3017 Bloomington Ave.

Source of Information: City of Minneapolis Zoning web site			
Address: 250 S. 4th St., Room 300 Minneapolis, MN 55415			
Phone: (612) 673-3000 or 311			
Zoning District(s): C-2			
Zoning Definition: C2 / Neighborhood Corridor Community			
Building Setback Requirements C-2			
	Observed	Required	Notes
Front Yard Setback	see survey	not listed	N/A
Side Yard Setback	see survey	not listed	N/A
Rear Yard Setback	see survey	not listed	N/A
Parking Tabulation			
	Observed all parcels	Required	Notes
Regular Spaces	132	see note	Parking requirements dependent on use of property and floor area.
Handicapped Spaces	2	see note	Spaces listed include all parcels on survey
Total Parking Spaces	134	see note	
Height Restrictions			
	Observed	Max. Allowed	Notes
Maximum Height	not meas.	see note	4 stories or 66' whichever is less
Bulk Restrictions			
	Observed	Required	Notes
Lot Area	*	see note	Required lot area dependent on use of property.
Coverage Ratio	0%	0%	
Other:	N/A	N/A	

For property: 3020, 3024, 3030, 3032, 3036, & 3040 16th Ave. S.

Source of Information: City of Minneapolis Zoning web site			
Address: 250 S. 4th St., Room 300 Minneapolis, MN 55415			
Phone: (612) 673-3000 or 311			
Zoning District(s): R2B			
Zoning Definition: R2B Two Family District			
Building Setback Requirements R2B			
	Observed	Required	Notes
Front Yard Setback	see survey	20 feet	Setback requirements different for accessory buildings, see City code.
Side Yard Setback	see survey	see side note	
Rear Yard Setback	see survey	5 feet	
Corner Side	see survey	8 feet	
Parking Tabulation			
	Observed all parcels	Required	Notes
Regular Spaces	132	see note	Parking requirements dependent on use of property and floor area.
Handicapped Spaces	2	see note	Spaces listed include all parcels on survey
Total Parking Spaces	134	see note	
Height Restrictions			
	Observed	Max. Allowed	Notes
Maximum Height	not meas.	see note	varies, refer to City code
Bulk Restrictions			
	Observed	Required	Notes
Lot Area	*	see note	Required lot area dependent on use of property.
Coverage Ratio	0%	0%	
Other:	N/A	N/A	

SIDE YARD SETBACK:
 Lot width less than 42 ft.: 5
 Lot width 42 ft.—51.99 ft.: 6
 Lot width 52 ft.—61.99 ft.: 7
 Lot width 62 ft.—84.99 ft.: 8
 Lot width 85 ft.—99.99 ft.: 10
 Lot width 100 ft. or greater: 12
 Minimum interior side yards greater than eight (8) feet shall apply only to principal structures

Note Corresponding to Schedule B, Part II

- FOR TITLE COMMITMENT No. 50050
- Items 1 and 2 - Are not a survey issue or not to our knowledge.
 - Item 3 - Encroachments as shown hereon.
 - Items 4 thru 8 - Are not a survey issue.
 - Item 9 - Overhead wires do cross neighboring properties. Survey from Sunde not provided.
- FOR TITLE COMMITMENT No. NCS-764170-MPLS
- Item 1 - Not to our knowledge.
 - Item 2 - Encroachments as shown hereon.
 - Items 3 thru 9 - Are not a survey issue or not to our knowledge.
- FOR TITLE COMMITMENT No. NCS-764174-MPLS
- Item 1 - Not to our knowledge.
 - Item 2 - Encroachments as shown hereon.
 - Items 3 thru 9 - Are not a survey issue or not to our knowledge.

ALTA/ACSM LAND TITLE SURVEY FOR:
TWIN CITIES COMMUNITY LAND BANK
 615 First Ave. NE, Suite 410
 Minneapolis, MN 55413
 and
NTH, INC.
 81 South Ninth Street, Suite 330
 Minneapolis, MN 55402

Legal Description

Legal Description per title commitment No. 50050:
 Parcel 1:
 Lot 1 and the West 3 feet of Lot 2, Block 1, Powder Horn Park Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota.
 Parcel 2:
 The East 40 feet of Lot 2 and the West 42 feet of Lot 3, Block 1, Powder Horn Park Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota.
 Parcel 3:
 The East 1 foot of Lot 3, and the West 42 feet of Lot 4, Block 1, Powder Horn Park Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota.
 Parcel 4:
 Lots 7 and 8, Block 1, Powder Horn Park Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota.
 Parcel 5:
 Lot 28, Block 1, Powder Horn Park Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota.
 Legal Description per title commitment No. NCS-764170-MPLS:
 Lots 9, 10, 11, 12, 24, 25, 26 and 27, Block 1, Powder Horn Park Addition to Minneapolis, Hennepin County, Minnesota.
 Legal Description per title commitment No. NCS-764174-MPLS:
 Lots 13, 14, 22 and 23, Block 1, Powder Horn Park Addition to Minneapolis, Hennepin County, Minnesota.

MISCELLANEOUS NOTES

- MN 1** Legal description and easements, if any, per title commitment from Commercial Partners Title, LLC, Commitment No. 50050, dated September 13, 2015, and Commitment from First American Title Insurance Company, Commitment No. NCS-764170-MPLS, dated November 05, 2015, and Commitment from First American Title Insurance Company, Commitment No. NCS-764174-MPLS, dated November 05, 2015.
- MN 2** Property Address:
 1527 Lake St. E, Minneapolis, MN PID No. 02-028-24-11-0112
 3013 Bloomington Ave., Minneapolis, MN PID No. 02-028-24-11-0130
 3010 16th Ave. S., Minneapolis, MN PID No. 02-028-24-11-0115
 3017 Bloomington Ave., Minneapolis, MN PID No. 02-028-24-11-0238
 3020 16th Ave. S., Minneapolis, MN PID No. 02-028-24-11-0116
 3024 16th Ave. S., Minneapolis, MN PID No. 02-028-24-11-0117
 3030 16th Ave. S., Minneapolis, MN PID No. 02-028-24-11-0118
 3032 16th Ave. S., Minneapolis, MN PID No. 02-028-24-11-0119
 3033 Bloomington Ave., Minneapolis, MN PID No. 02-028-24-11-0127
 3037 Bloomington Ave., Minneapolis, MN PID No. 02-028-24-11-0126
 3036 16th Ave. S., Minneapolis, MN PID No. 02-028-24-11-0120
 3040 16th Ave. S., Minneapolis, MN PID No. 02-028-24-11-0121
- MN 3** Area of Parcel = 97353 sq.ft
- MN 5** The FEMA map for these parcels is not printable. No parcels are in a flood zone.
- MN 4** Benchmark: Top nut of hydrant located at the north side of Lake Street as shown hereon. Elevation = 864.01 feet
- MN 5** Per item 16 of certification there is no evidence of earth moving work or construction on site.
- MN 6** Per item 17 of certification there is no evidence of right of way changes or construction on site.
- MN 7** Per item 18 of certification there is no evidence of site being used for dump, sump or sanitary landfill.

ALTA/ACSM Land Title Survey

The undersigned, being a registered surveyor of the State of Minnesota, certifies to TCC Bloom Lake One, LLC a Minnesota limited liability company, The Family Partnership, a Minnesota nonprofit corporation and First American Title Insurance Company and Commercial Partners Title, LLC as agent for Old Republic National 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, 5, 6(b), 7(a), 7(c) 8, 9, 11(a), 16, 17 and 18 of Table A thereof.

Dated this 15th day of December, 2015.

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. Prasz*
 Gregory R. Prasz Registration No. 24992

BUILDING

54 dwelling units

- 2 - 4BR (1,415 sf)
- 21 - 3BR (1,275 sf, 1,178 sf)
- 21 - 2BR (989 sf, 947sf)
- 10 1BR (657 sf)

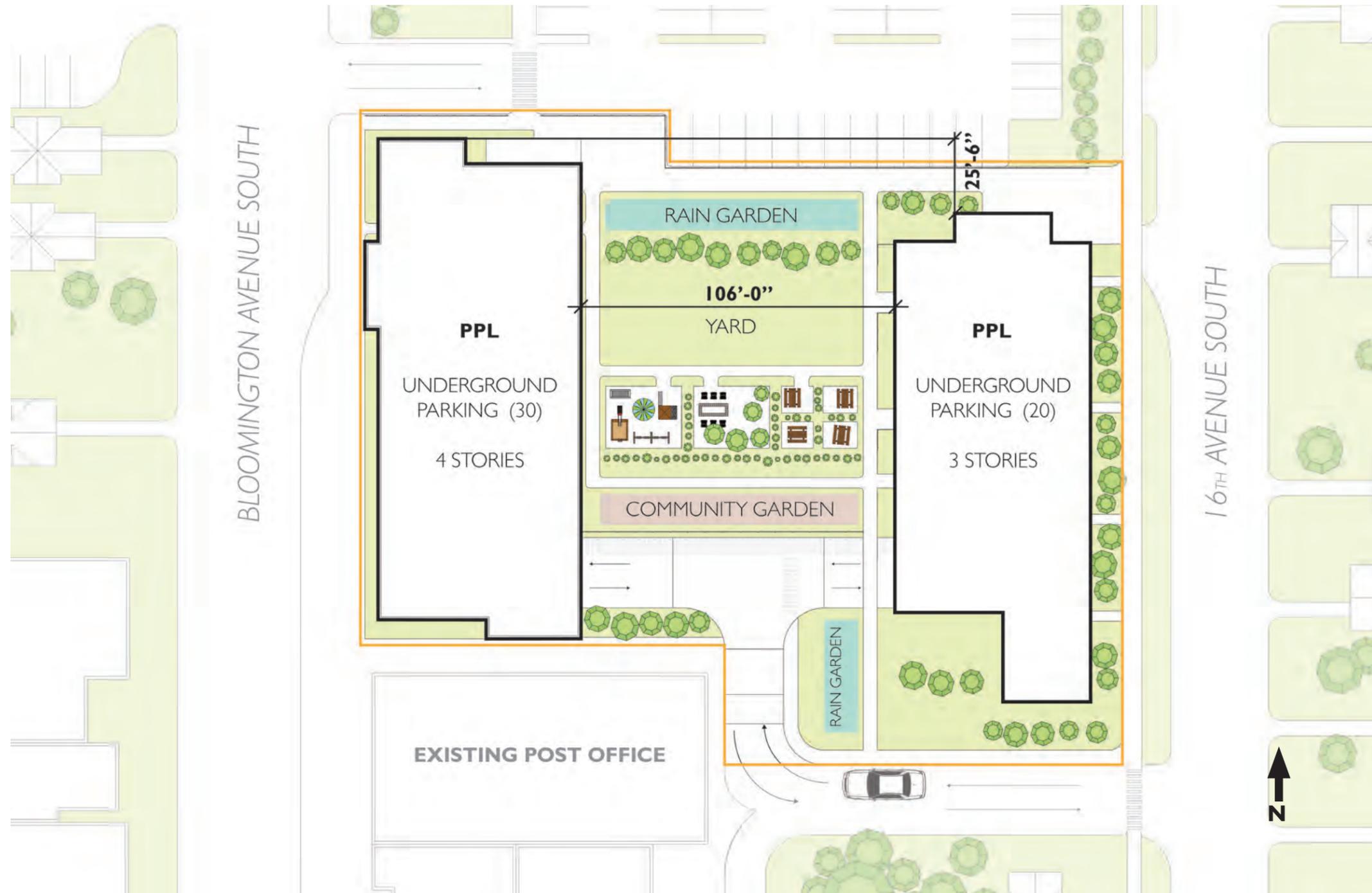
floor 1 (east 9,160 sf)
 (west 10,700 sf)

floor 2-3 (east 9,690 sf)
 floor 2-4 (west 11,430 sf)

parking (east 9,320 sf)
 (west 10,630 sf)

77,337 total sf

50 parking stalls
 parking level 19,950 sf



SITE ORGANIZATION DIAGRAM

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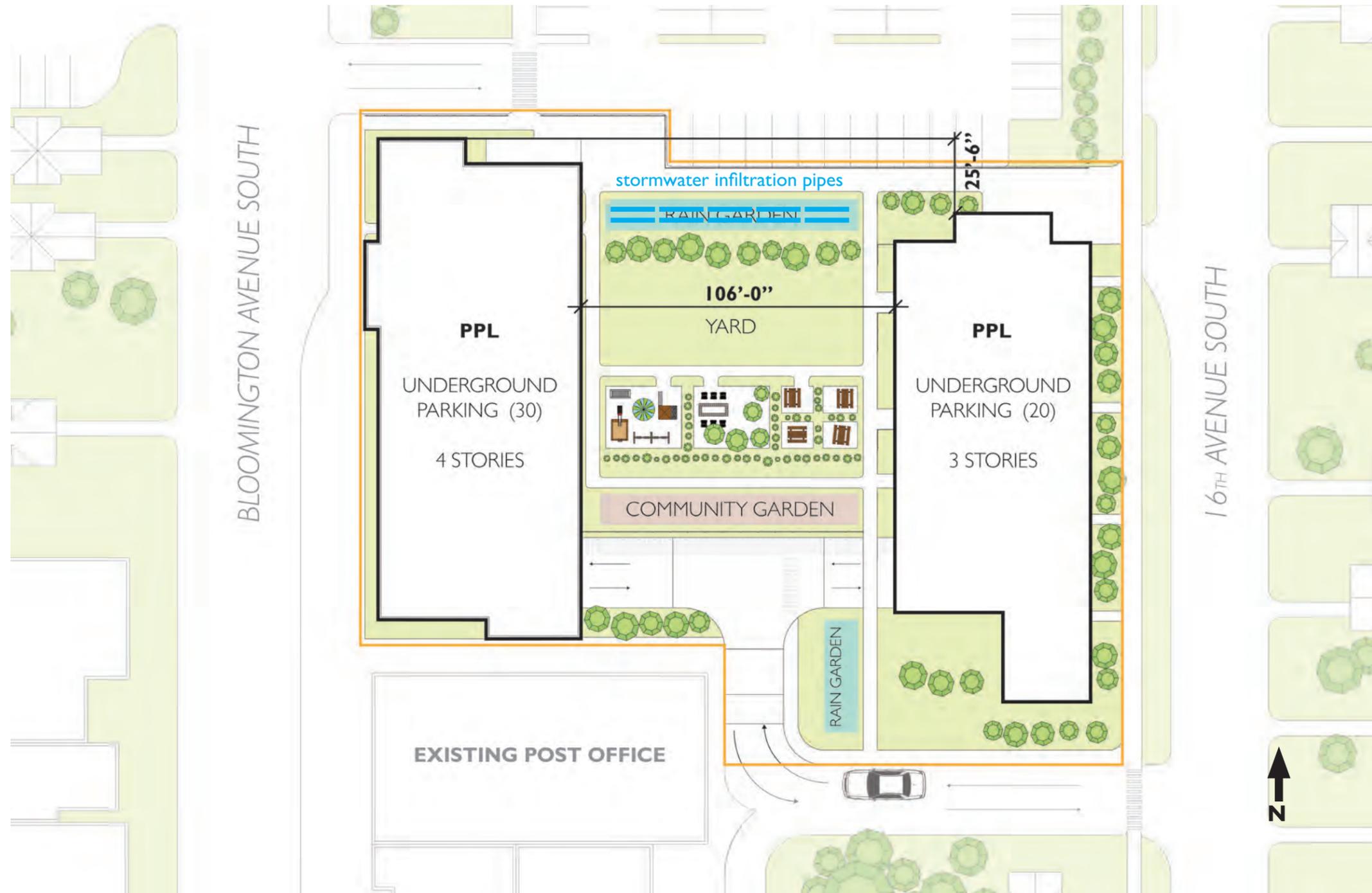
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SITE

stormwater infiltration
 pipes 100% @ max 1" per
 green communities

site area 48,255 sf
 site area 1.1 acres
 impermeable 31,045 sf



SITE ORGANIZATION DIAGRAM

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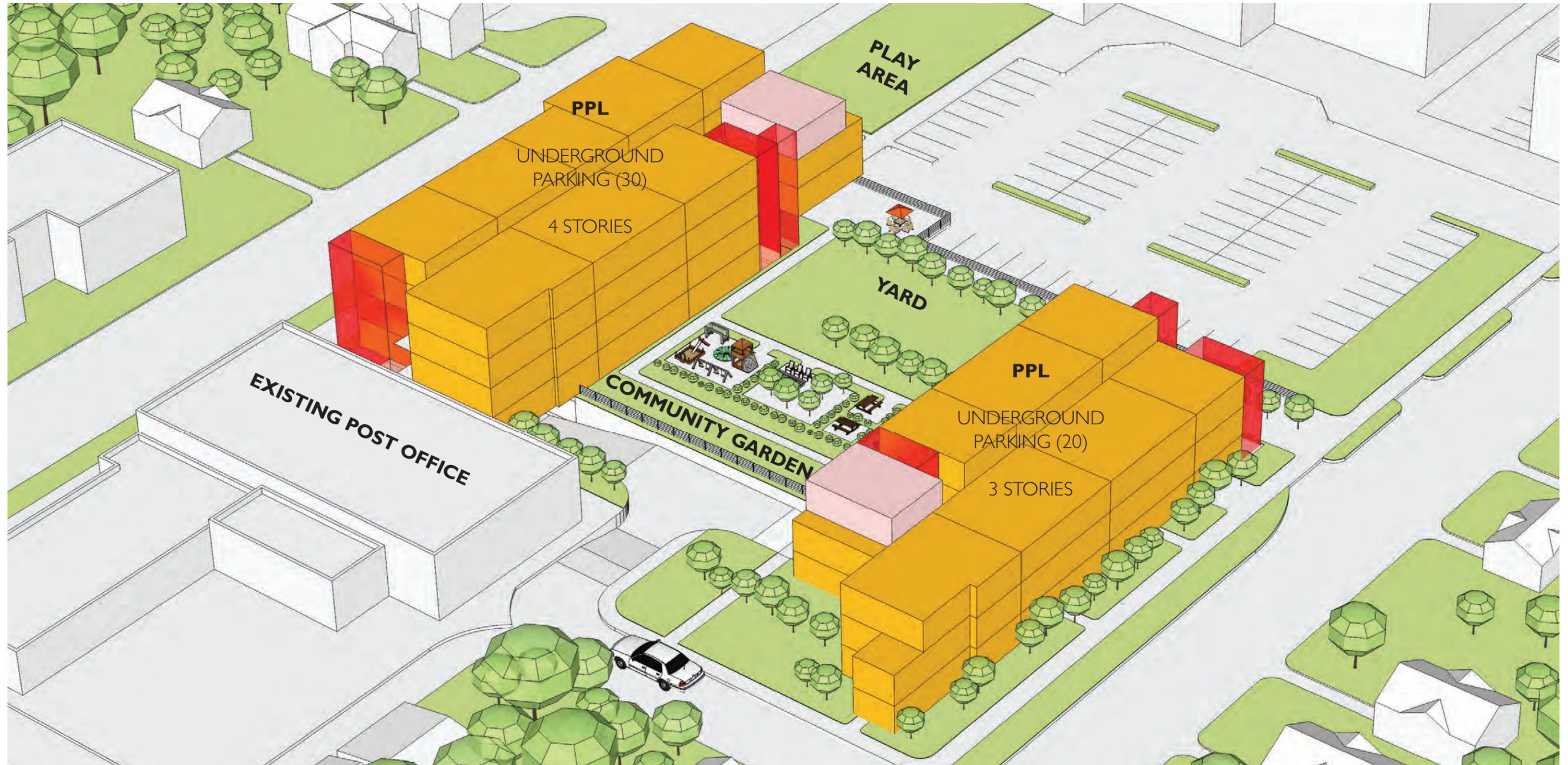
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PPL - Bloomington and Lake																
PPL																
STORMWATER RETENTION SIZING																
6/8/2016																
PARAMETERS																
RESULTS																
SCENARIO	DESCRIPTION	TOTAL SITE AREA (sf)	IMPERMEABLE SURFACE AREA (sf)	% IMPERMEABLE	DESIGN STORM (INCHES)	CUBIC FEET OF RAIN PER SF (cf/sf)	DESIGN RETENTION (%)	STORM EVENT WATER VOLUME x DESIGN RETENTION (cf)	[GREEN ROOF CALC]		VOLUME INTO UNDERGROUND STORAGE (cf)	OVERSIZE FACTOR (based on 2014 sizing calculations from Aeon SQ drawing set)	TOTAL DESIGN WATER VOLUME UNDERGROUND STORAGE (cf)	CUBIC FEET RETAINED PER FOOT 5' DIAMETER PRINSCO PIPE (cf)	NUMBER OF 60" x 20' PIPES NEEDED (place on site plan)	TOTAL PIPES + WATER QUALITY UNIT
									GREEN ROOF TYPE	ROOF AREA PLANTED (sf)						
TEST	100% retention	48255	31045	64%	1.25	0.104	100%	3234			3234	10%	3557	19.6	9.1	10.1
50%, UNDERGROUND PIPE ONLY MPLS Min	Detention tubes only; no rain garden or green roof	48255	31045	64%	1.25	0.104	50%	1617			1617	10%	1779	19.6	4.5	5.5
75%, UNDERGROUND PIPE ONLY add credit	Detention tubes only; no rain garden or green roof	48255	31045	64%	1.25	0.104	75%	2425			2425	10%	2668	19.6	6.8	7.8
100%, UNDERGROUND PIPE ONLY GC	Detention tubes only; no rain garden or green roof	48255	31045	64%	1	0.083	100%	2587			2587	10%	2846	19.6	7.2	8.2

STORMWATER CALCULATION

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AERIAL VIEW OF SITE AND BUILDING

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LAKE & BLOOMINGTON
3017 Bloomington Avenue
3020 16th Avenue

PARKING LEVEL

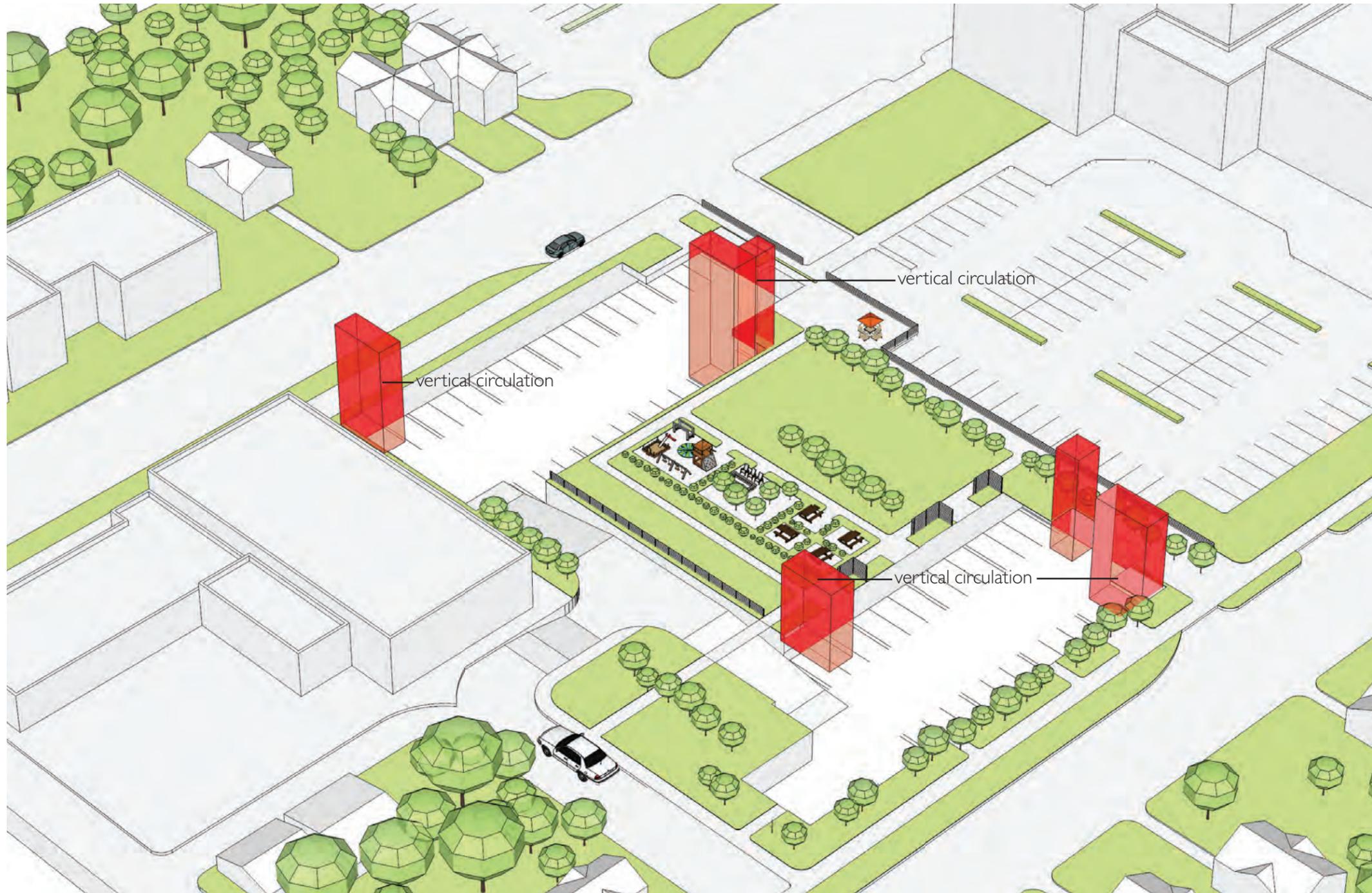
19,950 total parking sf

50 parking stalls

30 *underground parking stalls at west building*

20 *underground parking stalls at east building*

trash/recycling shoots incorporated into buildings



PARKING MASS DIAGRAM

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BUILDING

77,337 total sf

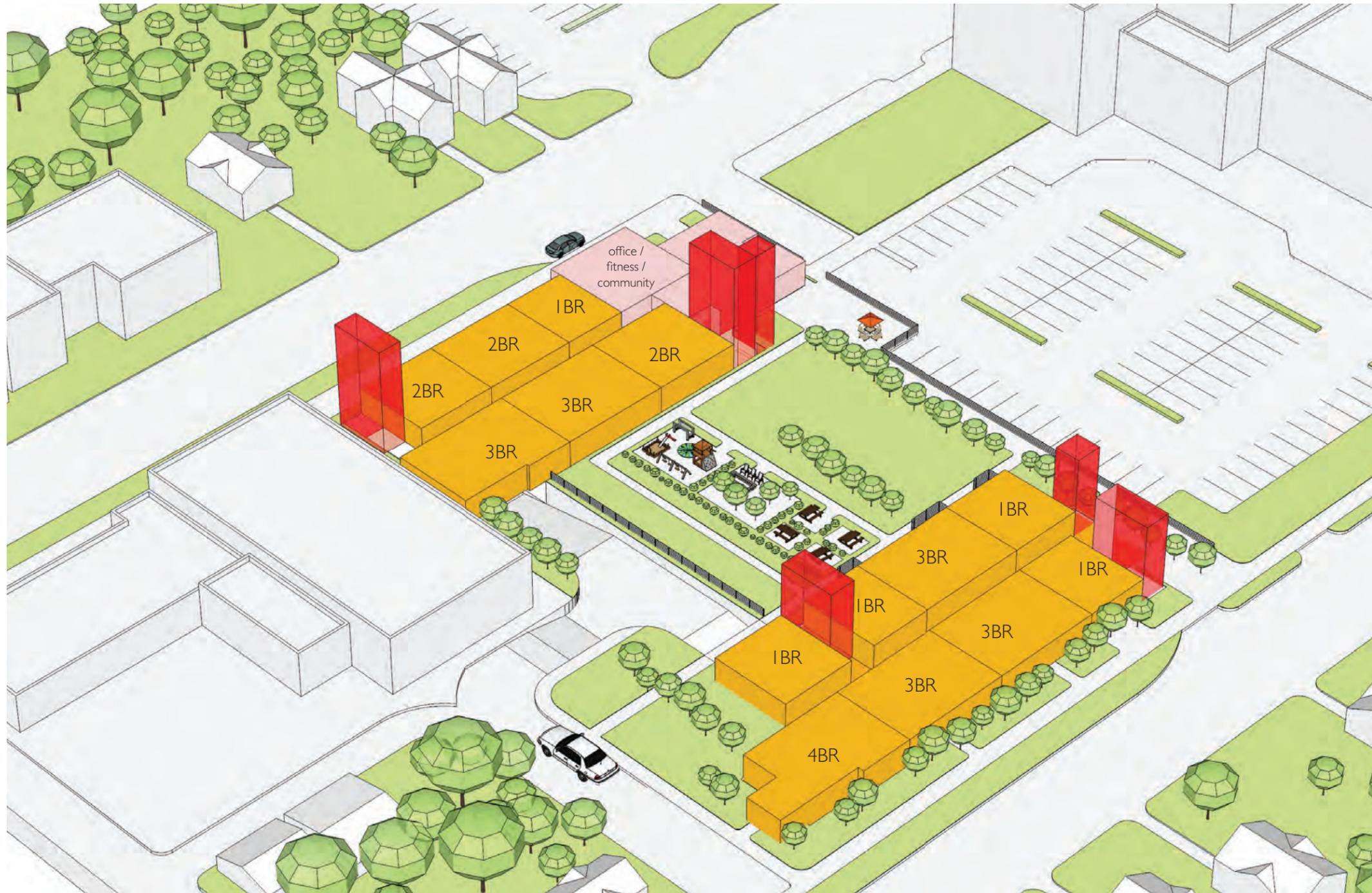
east floor 1

- 3 - 1BR
- 0 - 2BR
- 3 - 3BR
- 1 - 4BR

west floor 1

- 1 - 1BR
- 3 - 2BR
- 2 - 3BR

floor 1 (east 9,160 sf)
 (west 10,700 sf)



FIRST FLOOR MASS DIAGRAM

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BUILDING

77,337 total sf

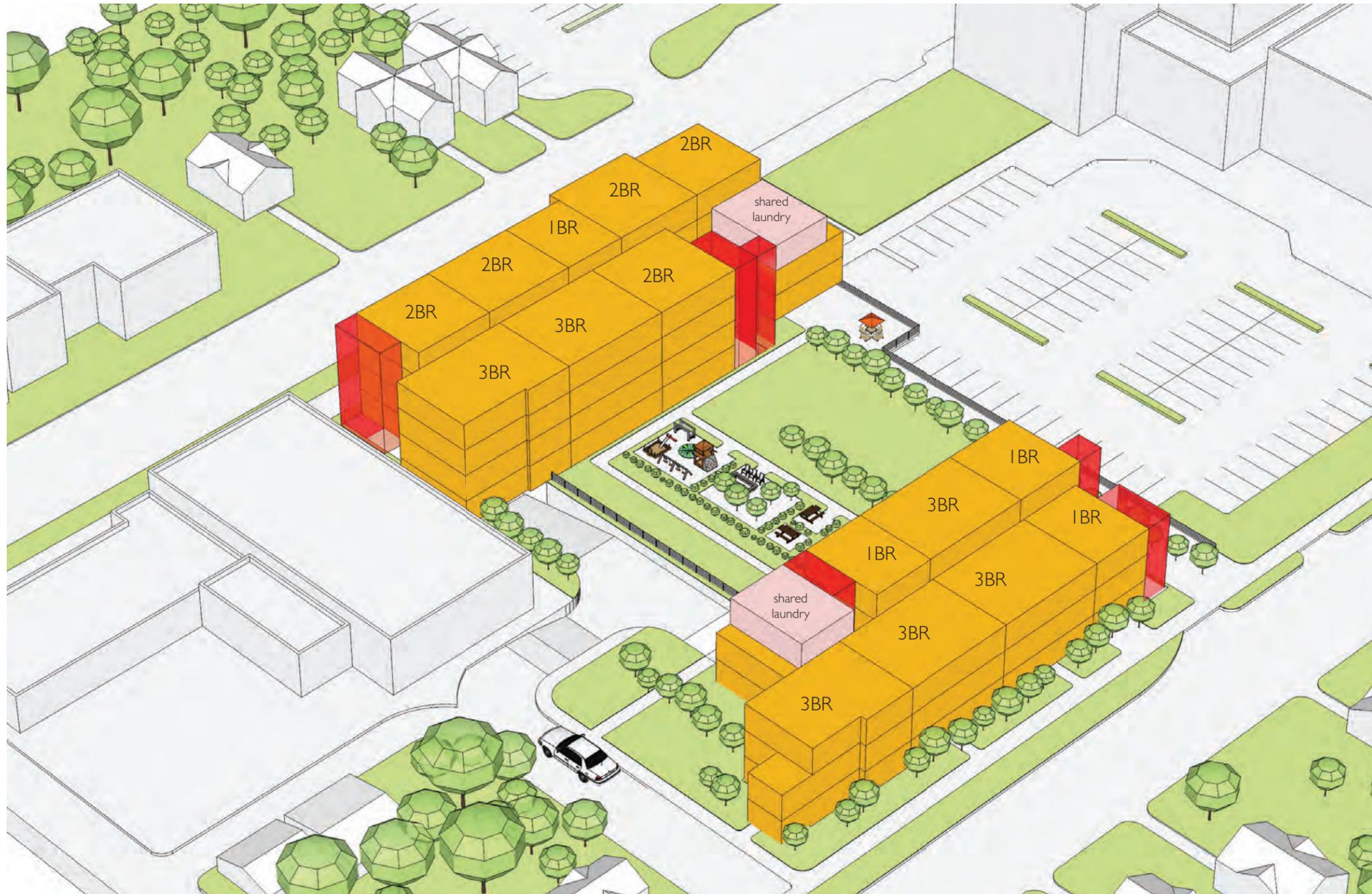
east floors 2-3

- level 2: 4 - 1BR (7 total)
- 0 - 2BR/FL (0 total)
- 3 - 3BR/FL (7 total)
- 1 - 4BR/FL (2 total)
- level 3: 3 1BR (7 total)
- 0 - 2BR/FL (0 total)
- 4 - 3BR/FL (7 total)
- 0 - 4BR/FL (2 total)

west floors 2-4

- level 2-3: 2 - 1BR (5 total)
- 4 - 2BR (8 total)
- 2 - 3BR (4 total)
- level 4: 1 - 1 BR (5 total)
- 4 - 2BR (8 total)
- 2 - 3BR (4 total)

floor 2-3 (east 9,690 sf)
 floor 2-4 (west 11,430 sf)



BUILDING MASS DIAGRAM

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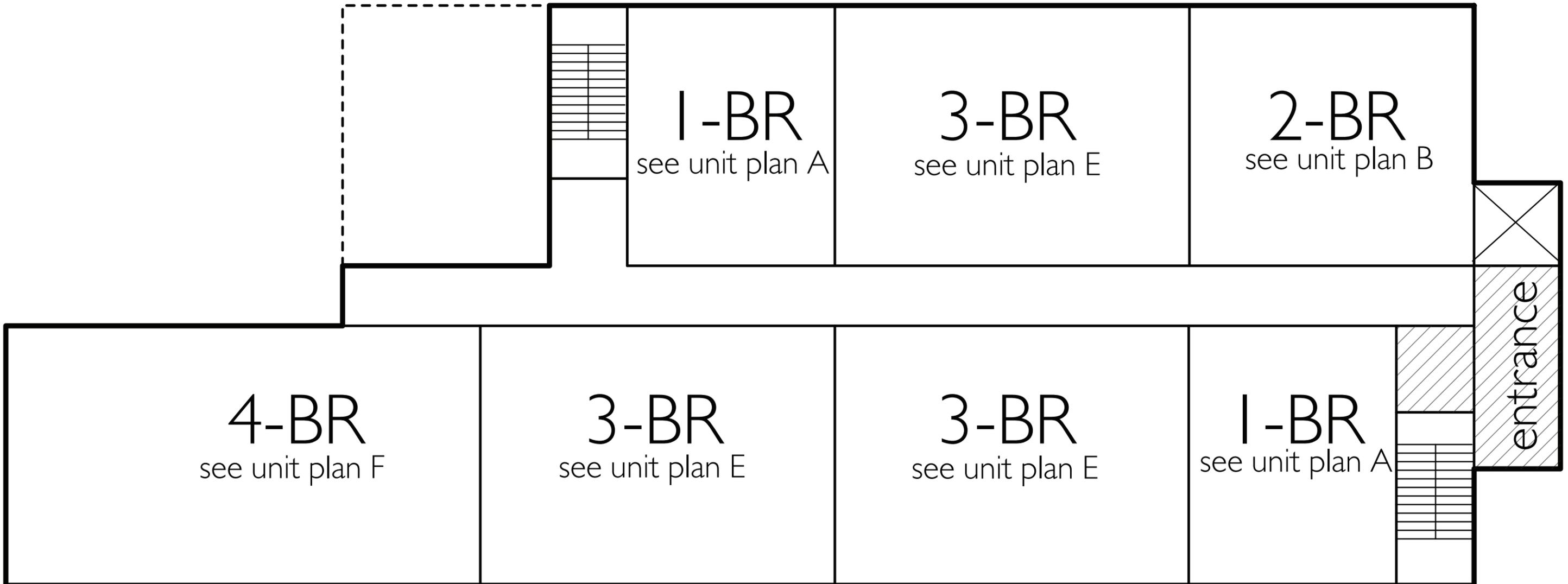


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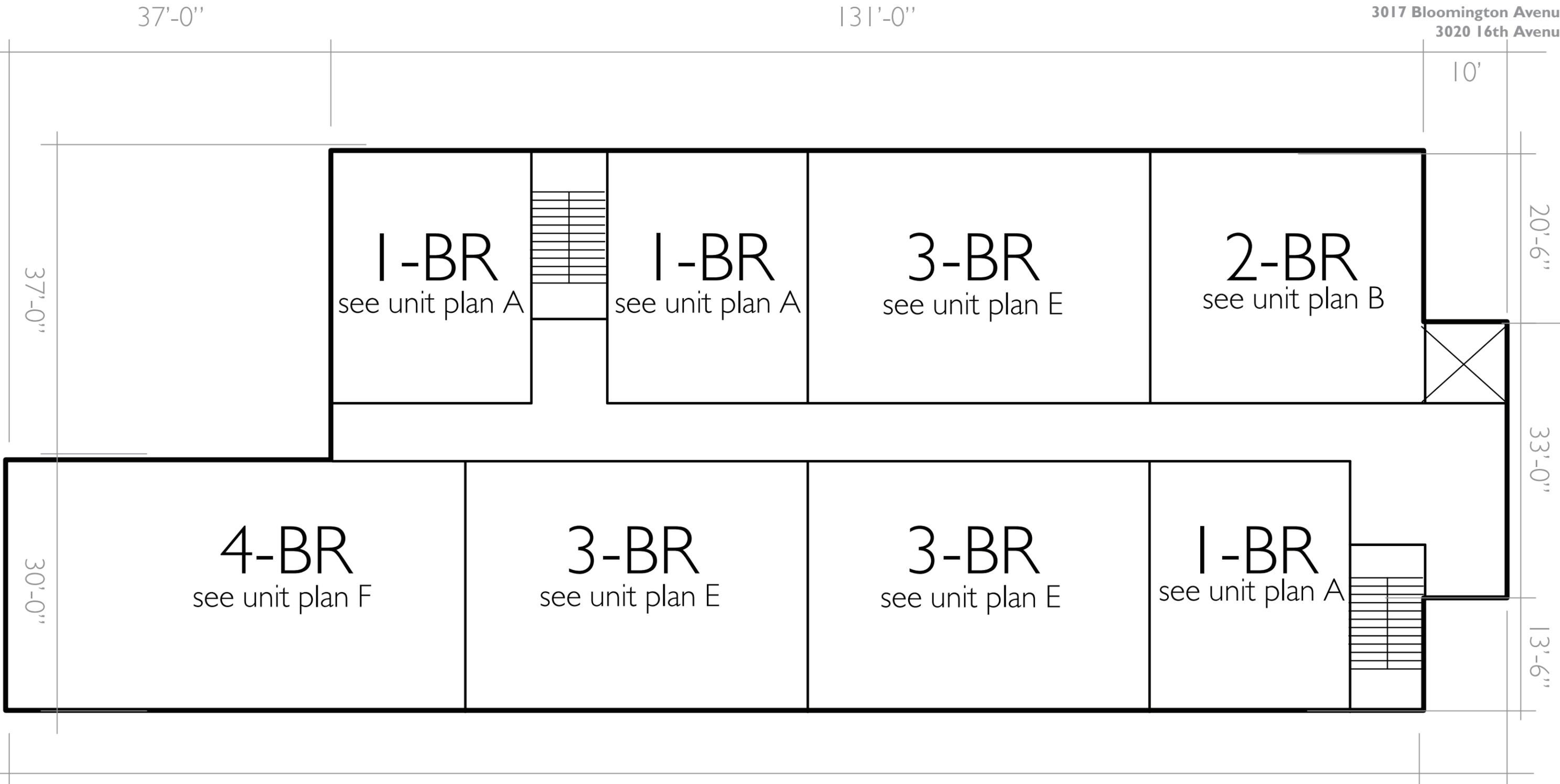
FIRST LEVEL
1/16" = 1'0"

3020 16th Avenue Plan Layout

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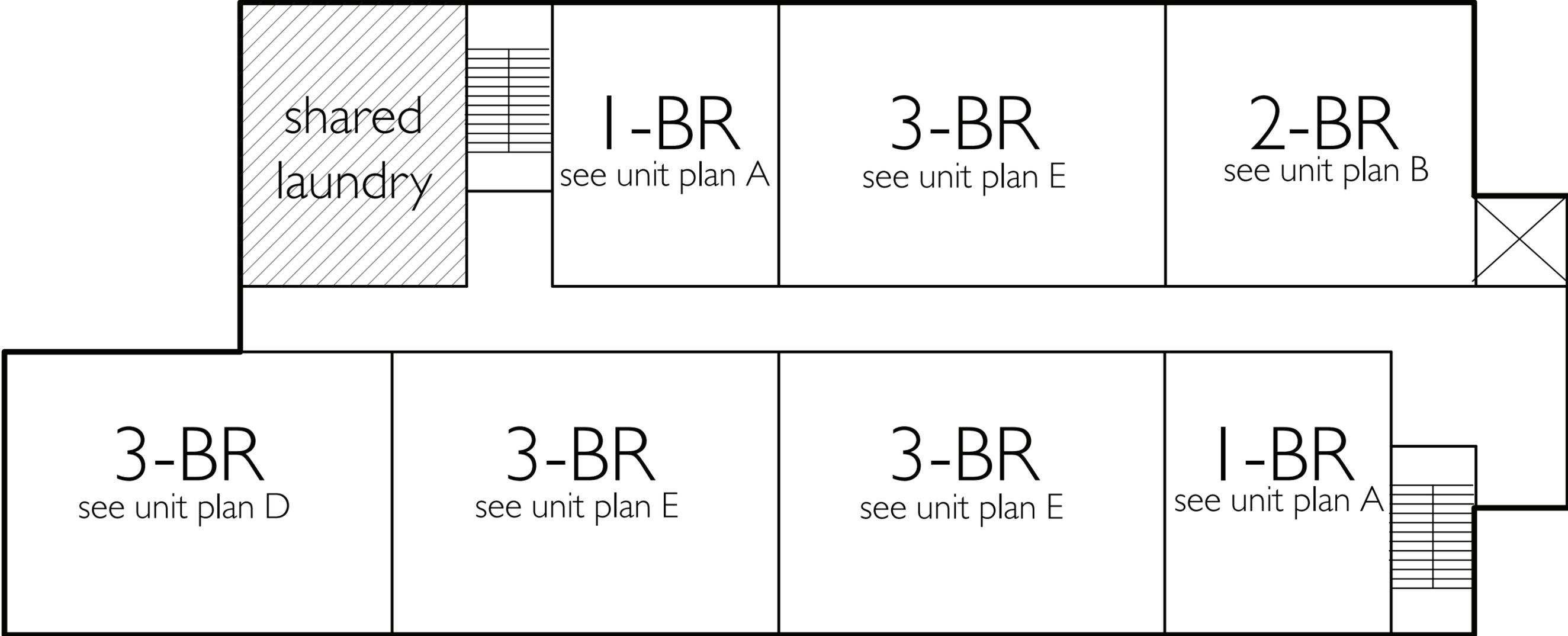
SECOND LEVEL
 1/16" = 1'0"

3020 16th Avenue Plan Layout

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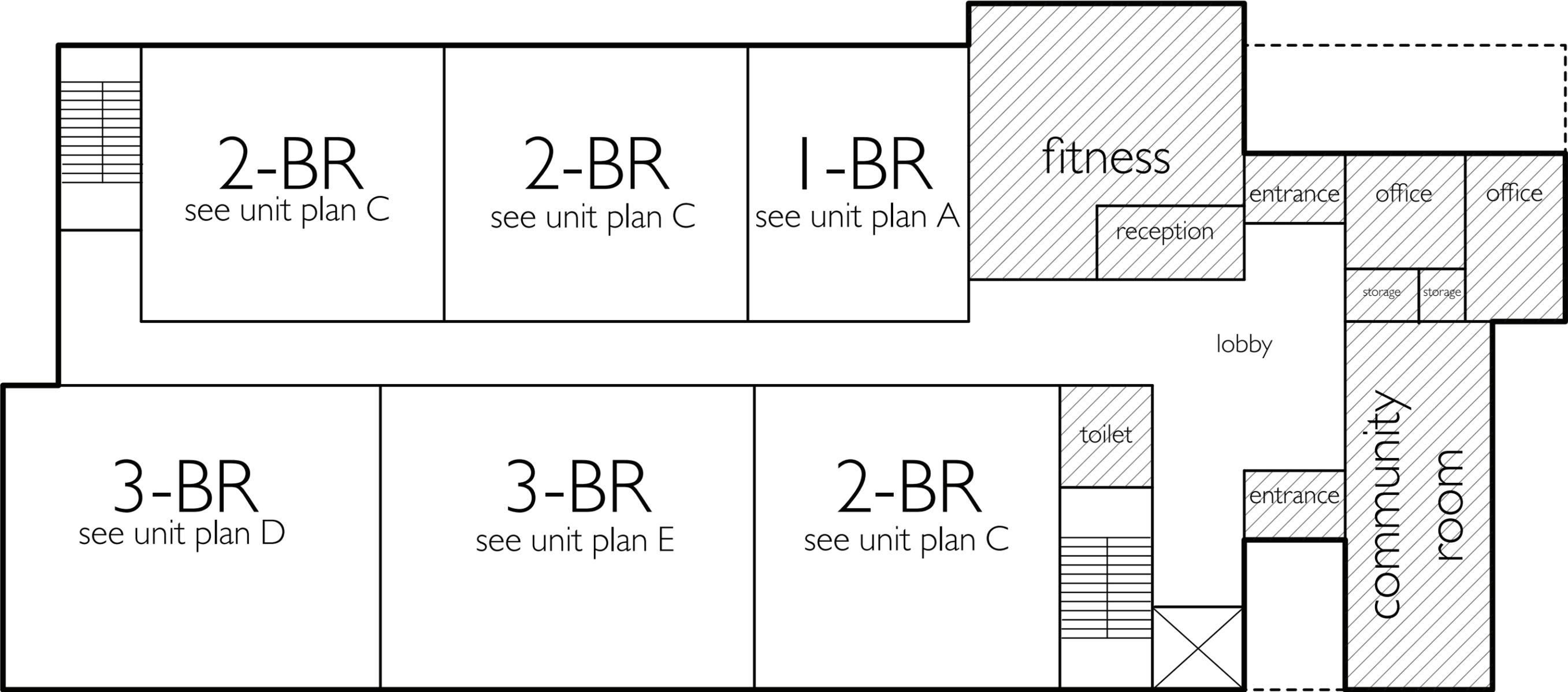
THIRD LEVEL
1/16" = 1'0"

3020 16th Avenue Plan Layout

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FIRST LEVEL
 1/16" = 1'0"

3017 Bloomington Avenue Plan Layout

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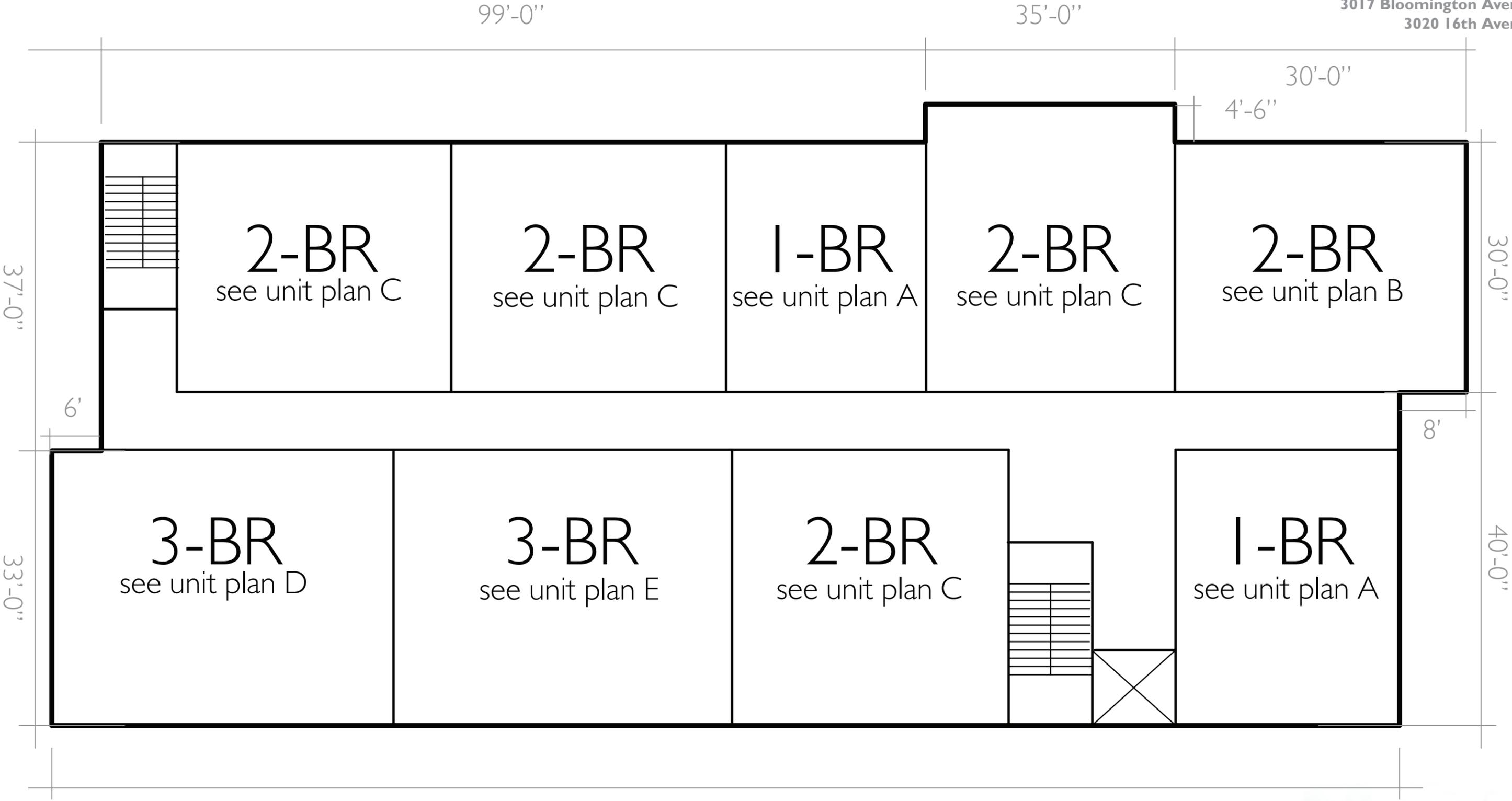


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SECOND LEVEL
 1/16" = 1'0"

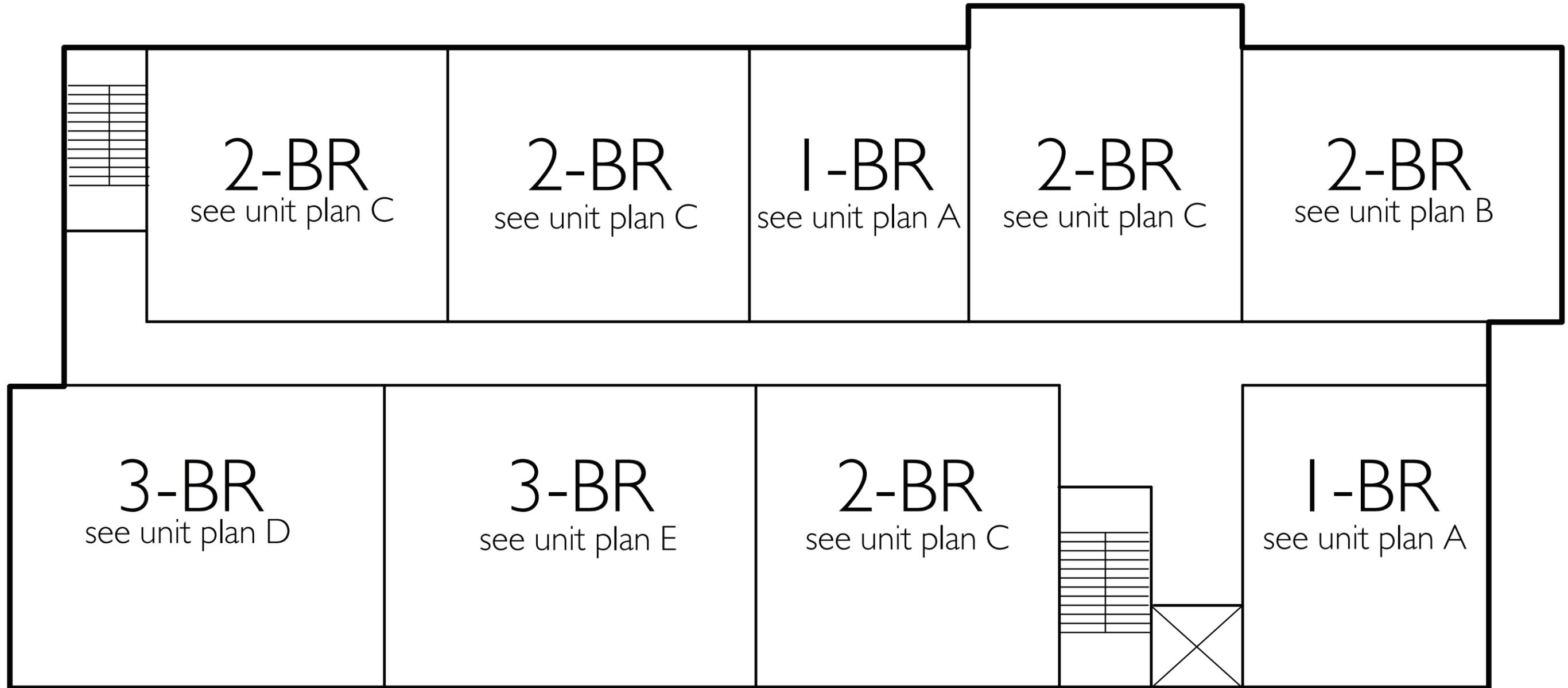
0-791

3017 Bloomington Avenue Plan Layout

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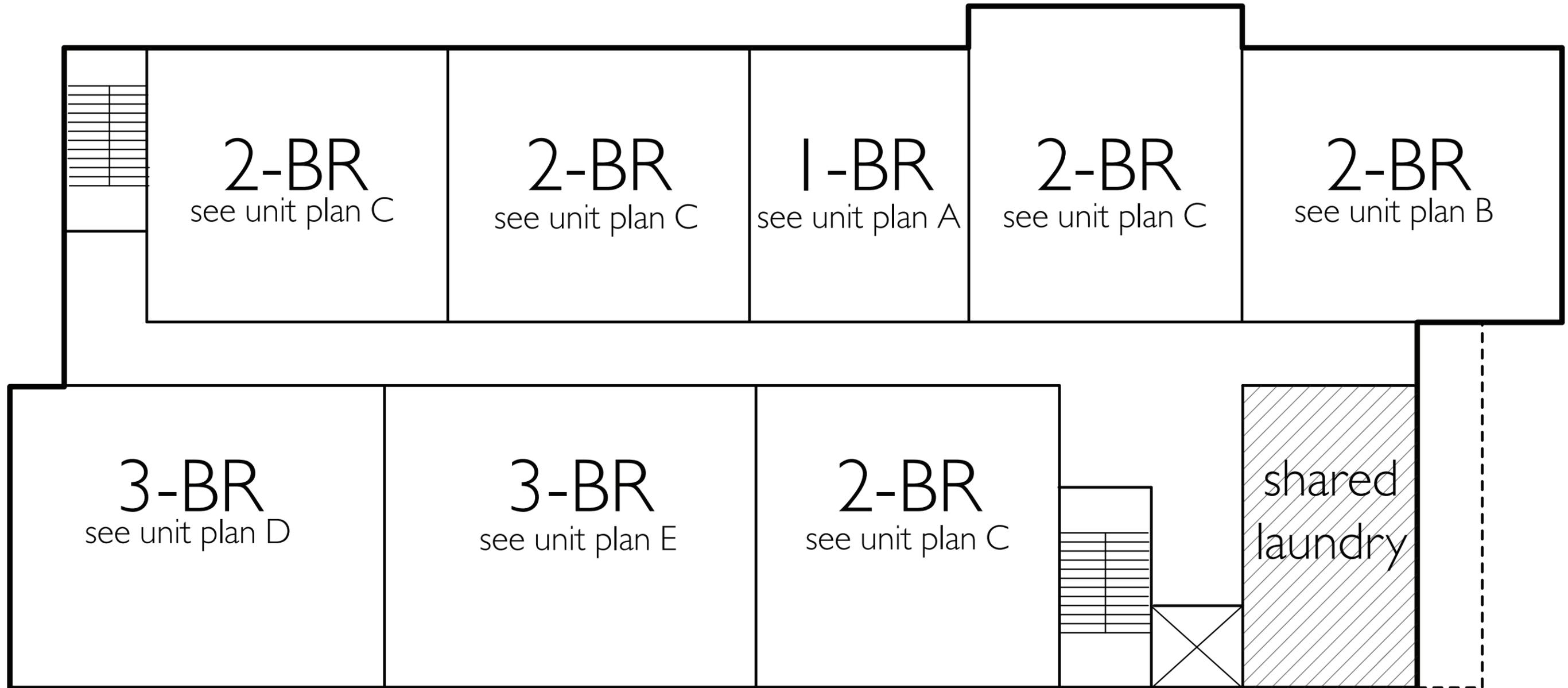
THIRD LEVEL
1/16" = 1'0"

3017 Bloomington Avenue Plan Layout

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FOURTH LEVEL
1/16" = 1'0"

3017 Bloomington Avenue Plan Layout

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SOUTH ELEVATION
1/16" = 1'0"



NORTH ELEVATION
1/16" = 1'0"

3017 Bloomington Avenue and 3020 16th Avenue Elevations

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EAST ELEVATION
1/16" = 1'0"



WEST ELEVATION
1/16" = 1'0"

3020 16th Avenue Elevations

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EAST ELEVATION
1/16" = 1'0"

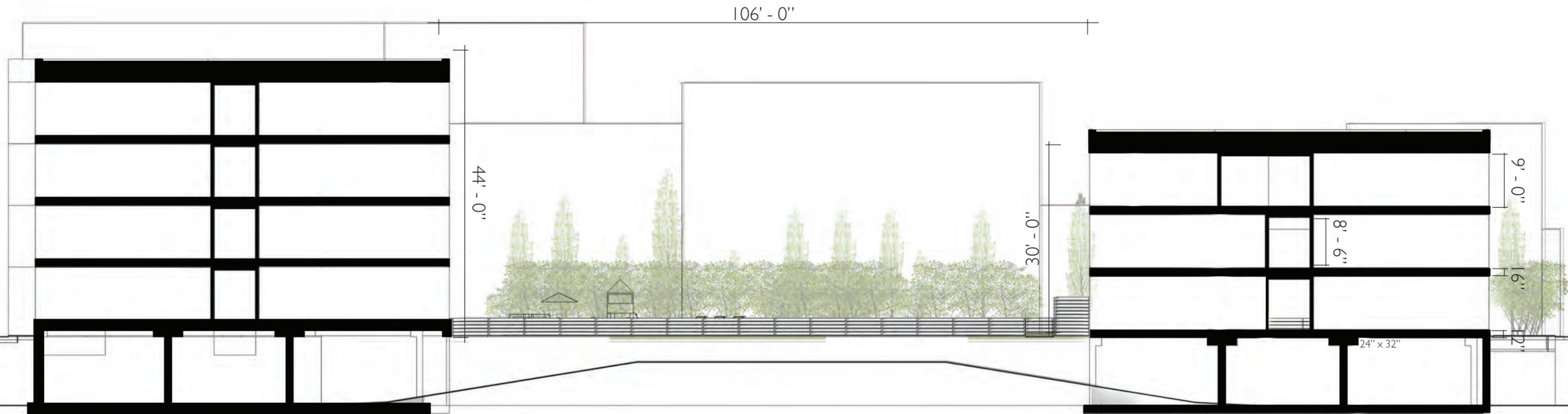


WEST ELEVATION
1/16" = 1'0"

3017 Bloomington Avenue Elevations

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TRANSVERSE SECTION
 1/16" = 1'0"

SITE SECTION THROUGH EACH BUILDING

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STREET LEVEL VIEW OF SHARED COURTYARD

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NW STREET LEVEL VIEW OF WEST BUILDING AND COURTYARD

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STREET LEVEL VIEW FROM NORTHEAST CORNER

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SOUTH RESEARCH

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