

**Department of Community Planning and Economic Development – Planning Division
Conditional Use Permit for a Planned Residential Development, Yard Variance, and Site Plan
Review, BZZ-2721**

Hearing Date: 12/20/05 (Continued for the 11/28/05 hearing date)

Applicant: Augsburg College, 2211 Riverside Ave. S., Minneapolis, MN 55454

Address of Property: 630 22nd Ave. S.

Project Name: Augsburg College Gateway Center

Contact Person and Phone: David Draus, Director, Facilities and Risk Management, Facilities Office, Memorial Hall, Room 20, 710 22nd Ave. S., Campus Box 74, Mpls., MN 55454; 612-330-1033

Staff Contact Person and Phone: J. Michael Orange, Principal Planner. Phone: 612-673-2347; facsimile: 673-2728; TDD: 673-2157; e-mail: michael.orange@ci.minneapolis.mn.us

Date Application Deemed Complete: 11/4/05

End of 60-Day Decision Period: 1/3/06

End of 120-Day Decision Period: Not applicable for this application

Ward: 2 **Neighborhood Organization:** West Bank Community Coalition

Existing Zoning: OR3, High Density Office Residence District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 21

Legal Description: Not applicable for this application

Proposed Use: Application by Augsburg College to construct the 115,251 sq. ft. Gateway Center on the site of an existing parking lot owned by the College at 630 22Ave. S. The Center will be a 3-to-4-story, multi-use facility providing space for classrooms, administrative offices, student housing, a college bookstore (a use that is accessory to the college), a commercial use (a food service business), and underground and at-grade parking (a total of 52 stalls on site). A skyway link to the adjacent Lindell Library will provide access to the library as well as to other campus buildings on the skyway system.

<p>Attention: If you want help translating this information, call - Hmong - Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800; Spanish - Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700; Somali - Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500</p>
--

Concurrent Review:

- Site plan review
- Storm Water Management Plan

Applicable zoning code provisions:

- Site plan review: Chapter 530

Prior approvals:

- Actions at the 11/28/05 Planning Commission hearing:
 - Approval of the conditional use permit for the expansion of a college or university and as a Planned Residential Development (PRD)
 - Denial of the variance of the front yard setback from the required 15 ft. to 8 ½ ft. for 4 parking stalls, a loading area, and a trash enclosure.
- Planning Commission approved BZZ-2502 on 8/15/05 for projects located on campus and to the east of the subject site:
 - Conditional use permit: Augsburg College was approved to reconfigure and expand a surface parking lot located on the northwest corner of Butler Place and 25th Avenue South.
 - Vacation (Vac-1464): of a portion of 8th Street South.
 - Vacation (Vac-1465): of a portion 24th Avenue South.
- Travel Demand Management Plan: The Public Works and Planning departments approved the campus-wide Travel Demand Management (TDM) Plan for Augsburg College on 11/10/05.
- Planning Commission approval on 8/19/02 (BZZ-730): For a 46-space student commuter parking lot on the north end of the subject zoning lot.

Background:

Results of the 11/28/05 hearing: At the 11/28/05 Planning Commission hearing, the Commission approved the conditional use permit for the expansion of a college or university and as a Planned Residential Development (PRD) and denied the variance of the front yard setback from the required 15 ft. to 8 ½ ft. for 4 parking stalls, a loading area, and a trash enclosure. The Commission also continued the site plan review application. In response, the applicant modified the design of the structure, pulled it back from the 21st Ave. side of the site to accommodate the 15-ft. second front yard, and thereby eliminated the need for the variance.

The Commission approved an exception to the Zoning Code for the Planned Residential Development (per Chapter 527) and allowed the current and proposed on-campus parking facilities to serve as the required parking for the Gateway Center project (Attachment 9). The approval listed parenthetically a total of 72 stalls as the approved exception. However, the applicant's new design was only able to accommodate two of the four parking stalls eliminated due to the Commission's denial of the proposed yard variance. The Zoning Administrator has concluded that the current parking gap of 74 stalls is within his discretionary authority to approve. Given that the Commission's intent was to eliminate the parking from the required yard, he has approved the number, provided the Commission approves the subject site plan review application.

**Department of Community Planning and Economic Development – Planning Division
Augsburg College Gateway Center, BZZ-2721**

Project description: Augsburg College is proposing to construct a new building to be located between 21st and 22nd Avenue South, and between Riverside Avenue and Lindell Library on Augsburg's Campus. The site is currently a parking lot for faculty and visitors. Parking displaced by this proposed building (171 stalls) will be accommodated on campus with newly expanded lots on the east side of campus (approved 8/19/02 with BZZ-730; refer to prior approvals above) and other on site and on-street stalls (refer to the parking discussion that was in the 11/28/05 Planning staff report for this project).

The Gateway Center is a 3-to-4-story, multi-use facility providing space for classrooms, administrative offices, student housing, a college bookstore (a use that is accessory to the college), a commercial use (a food service business), underground parking (44 stalls) and 8 stalls in a surface lot. A skyway link to the adjacent Lindell Library will provide access to the library as well as other campus buildings on the skyway system. The construction of the skyway will displace an area in the Lindell Library used to display art. This space will be relocated into the new Gateway Center. The building will be constructed of brick and metal panels and, according to the applicant, is designed to blend with adjacent campus buildings and complement the Riverside neighborhood. Demolition of the existing parking lot is contemplated for March of 2006. Construction of the new building is scheduled to begin around April of 2006 and be completed by summer of 2007. (Refer also to the applicant's submission in Attachment 5.)

SITE PLAN REVIEW

Findings as Required By the Minneapolis Zoning for Site Plan Review

Required Findings for Site Plan Review

- A. The site plan conforms to all applicable standards of Chapter 530, Site Plan Review. (See Section A Below for Evaluation.)**
- B. The site plan conforms to all applicable regulations of the zoning ordinance and is consistent with applicable policies of the comprehensive plan and applicable small area plans adopted by the city council. (See Section B Below for Evaluation.)**

Section A: Conformance with Chapter 530 of Zoning Code

BUILDING PLACEMENT AND FAÇADE:

- Placement of the building shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.
- First floor of the building shall be located not more than eight (8) feet from the front lot line (except in C3S District or where a greater yard is required by the zoning ordinance). If located on corner lot, the building wall abutting each street shall be subject to this requirement.
- The area between the building and the lot line shall include amenities.
- The building shall be oriented so that at least one (1) principal entrance faces the public street. In the case of a corner lot, the principal entrance shall face the front lot line.
- Except in the C3S District, on-site accessory parking facilities shall be located to the rear or interior of the site, within the principal building served, or entirely below grade.
- For new construction, the building walls shall provide architectural detail and shall contain windows as required by Chapter 530 in order to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility.
- In larger buildings, architectural elements, including recesses or projections, windows and entries, shall be emphasized to divide the building into smaller identifiable sections.
- Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty five (25) feet in length.
- Exterior materials shall be durable, including but not limited to masonry, brick, stone, stucco, wood, metal, and glass.
- The exterior materials and appearance of the rear and side walls of any building shall be similar to and compatible with the front of the building.
- The use of plain face concrete block as an exterior material shall be prohibited fronting along a public street, public sidewalk, public pathway, or adjacent to a residence or office residence district.
- Entrances and windows:
 - Residential uses:

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as porches and roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Twenty (20) percent of the walls on the first floor and ten (10) 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 as follows:

 - a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
 - Nonresidential uses:

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Thirty (30) percent of the walls on the first floor and ten (10) 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 as follows:

 - a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
 - c. The bottom of any window used to satisfy the ground floor window requirement may not be more than four (4) feet above the adjacent grade.
 - d. First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.
 - e. First floor or ground floor windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade. However, window area in excess of the minimum required area shall not be required to allow views into and out of the building.

**Department of Community Planning and Economic Development – Planning Division
Augsburg College Gateway Center, BZZ-2721**

- f. **Industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway.**

Minimum window area shall be measured as indicated in section 530.120 of the zoning code.

- **The form and pitch of roof lines shall be similar to surrounding buildings.**
- **Parking Garages: The exterior design shall ensure that sloped floors do not dominate the appearance of the walls and that vehicles are screened from view. At least thirty (30) percent of the first floor building wall that faces a public street, public sidewalk or public pathway shall be occupied by active uses, or shall be designed with architectural detail or windows, including display windows, that create visual interest.**

Conformance:

- The following describes the yard requirements for the project:

Yards	Direction	Required	Proposed	Approvable
Front	22nd Ave./east	15	40	yes
Second front	21st Ave. S/west	15	15	yes
Corner side	Riverside Ave./north	16	16	yes
Corner side	7th St. S./south	16	existing structure	n/a

- The commercial uses front on Riverside Ave. and the primary entrance for them is also on Riverside. The eastern portion of the building is built up to the setback line along Riverside but an existing utility easement within the former right-of-way of 6th St. S. prevents the construction of the rest of the building up to the setback requirement.
- In order to accommodate the loading area, the western portion of the building is built 29 feet back from the property line, which is 14 ft. back from the front yard setback.
- The eastern side of the building slopes back from the setback line. Beginning at the northeast corner, it is about 25 ft. from the property line (10 ft. back from the setback line) and about 95 ft. back on the southeast corner.
- There is an extensive network of pedestrian paths that interconnect building entrances (which includes skyway access to the Lindell Library), parking lots, and public sidewalks.
- As stated above, all areas not needed for buildings, walkways, drives, and parking are landscaped. The northern triangle of land is extensively landscaped and includes crisscrossing pedestrian paths that connect to the public sidewalks, nearby buildings (including skyway access), and surface parking lots.
- The following describes the project’s compliance with the Code’s window requirements. Since this is a mixed-use project, the chart shows the 30% glass requirement for the first floor because it is used for retail and office purposes:

**Department of Community Planning and Economic Development – Planning Division
Augsburg College Gateway Center, BZZ-2721**

Windows	Elevations							
	East (1C/510)	South (1F/510)	North (1C/511)	North (1F/511)	West (5C/511)	West (4F/510)	South (1C/512)	South (1F/512)
Faces	22nd Ave. S.	Lindell Library	Riverside Ave.	Vacated 6th St. S.	21st Ave. S.	Parking lot	Parking lot	Lindell Library
First Floor Code*	30%	none	30%	30%	30%	30%	30%	none
First Floor Plan	54%	23%	71%	62%	39%	45%	8%	26%
Other Floor Code*	10%	none	10%	10%	10%	10%	10%	none
Other Floor Plans	22% to 50%	5% to 9%	27%	24%	28% to 31%	18 to 22%	22%	26%

* Code applies to walls that face a public street, public sidewalk, public pathway, or on-site parking lot (does not apply to alleys).

- All windows are vertical in orientation.
- Building materials include brick, glass curtain walls, and metal panels.
- There are no walls that are blank for more than 25 ft.¹
- The roof will be flat consistent with other institutional buildings in the area.
- Architectural details and a recessed foyer make the building entrance more prominent.

ACCESS AND CIRCULATION:

- Clear and well-lighted walkways of at least four (4) feet in width shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site.
- Transit shelters shall be well lighted, weather protected and shall be placed in locations that promote security.
- Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and surrounding residential uses.
- Traffic shall be directed to minimize impact upon residential properties and shall be subject to section 530.150 (b) related to alley access.
- Site plans shall minimize the use of impervious surfaces.

¹ The attached elevations of the west side of the second and third floors that face the Lindell Library show blank walls that are slightly greater than 25 ft. The applicant has committed to bring these walls into compliance with the Code through the use of windows, recesses or projections, or other architectural elements.

Conformance:

- Sidewalks along the three fronting streets will connect to the building entrances and walkways crisscross the pedestrian plazas. A skyway will connect the Center to the adjacent Lindell Library.
- Transit access is excellent in the area (refer to Attachment 6 in the 11/28/05 staff report).
- Vehicular access via a single curb cut is off of 21st Ave. S. Extensive screening and landscaping will help to minimize any impact on the residence located to the south of the driveway and the residences (owned by Augsburg College) located on the west side of 21st Ave. S.
- The Zoning Code limits impervious surface coverage to 85% in the Office Residence Districts. Sheet 202 in Attachment 4 provides the coverage calculations. The zoning lot includes 77,029 sq. ft. of impervious surfaces which equals 61% of the 125,803 sq. ft. lot.

LANDSCAPING AND SCREENING:

- The composition and location of landscaped areas shall complement the scale of the development and its surroundings.
- Not less than twenty (20) percent of the site not occupied by buildings, including all required landscaped yards, shall be landscaped as specified in section 530.160 (a).
- Required screening shall be six (6) feet in height, unless otherwise specified, except in required front yards where such screening shall be three (3) feet in height.
- Except as otherwise provided, required screening shall be at least ninety-five (95) percent opaque throughout the year. Screening shall be satisfied by one or a combination of the following:
 - A decorative fence.
 - A masonry wall.
 - A hedge.
- Parking and loading facilities located along a public street, public sidewalk or public pathway shall comply with section 530.170 (b), including providing landscape yards along a public street, public sidewalk or public pathway and abutting or across an alley from a residence or office residence district, or any permitted or conditional residential use.
- The corners of parking lots where rows of parking spaces leave areas unavailable for parking or vehicular circulation shall be landscaped as specified for a required landscaped yard. Such spaces may include architectural features such as benches, kiosks or bicycle parking.
- In parking lots of ten (10) spaces or more, no parking space shall be located more than fifty (50) feet from the center of an on-site deciduous tree. Tree islands located within the interior of a parking lot shall have a minimum width of seven (7) feet in any direction.
- All other areas not governed by sections 530.160 and 530.170 and not occupied by buildings, parking and loading facilities or driveways, shall be covered with turf grass, native grasses or other perennial flowering plants, vines, mulch, shrubs or trees.
- Installation and maintenance of all landscape materials shall comply with the standards outlined in section 530.210.
- The city planning commission may approve the substitution or reduction of landscaped plant materials, landscaped area or other landscaping or screening standards, subject to section 530.80, as provided in section 530.220.

Conformance:

- All areas of the zoning lot not covered by buildings, sidewalks, and the parking lot are fully landscaped.
- The zoning lot (125,803 sq. ft.) less the foot prints of the Lindell Library (18,655 sq. ft.) and the Gateway Center (26,510 sq. ft.) yield a net site of 80,638 sq. ft. The landscaping requirement equals 16,128 sq. ft. There is 50,888 sq. ft. of landscaping on the zoning lot which equals 63% of the net site.
- The landscape plan provides a hedge on the west side of the parking area to provide the 3-ft. high screening of the drive aisle and loading area. The 3-ft. high retaining wall on the south side of the parking lot will screen the stalls from the adjacent residence to the south.
- A brick wall will screen the trash enclosure from the views along 21st Ave. S. The applicant will modify the landscape plan to use shrubs and small trees to soften the appearance of this wall.
- The Code requires one tree per 500 sq. ft. of required landscaping (16,128 sq. ft. / 500 equals 33 trees) and a shrub per 100 sq. ft. of required landscaping (16,128 sq. ft./ 100 equals 162 shrubs). A minimum of 144 trees will be provided on the Gateway Center site alone not counting the existing trees on the rest of the zoning lot and 1,516 shrubs will be provided on the Gateway Center site alone not counting the existing trees on the rest of the zoning lot. These trees and bushes are appropriately distributed throughout the site.

ADDITIONAL STANDARDS:

- All parking lots and driveways shall be designed with wheel stops or discontinuous curbing to provide on-site retention and filtration of stormwater. Where on-site retention and filtration is not practical, the parking lot shall be defined by six (6) inch by six (6) inch continuous concrete curb.
- Lighting shall comply with the requirements of Chapter 535 and Chapter 541. A lighting diagram may be required.
- Parking and loading facilities and all other areas upon which vehicles may be located shall be screened to avoid headlights shining onto residential properties.
- To the extent practical, site plans shall minimize the blocking of views of important elements of the city.
- To the extent practical, buildings shall be located and arranged to minimize shadowing on public spaces and adjacent properties.
- To the extent practical, buildings shall be located and arranged to minimize the generation of wind currents at ground level.
- Site plans shall include crime prevention design elements as specified in section 530.260 related to:
 - Natural surveillance and visibility
 - Lighting levels
 - Territorial reinforcement and space delineation
 - Natural access control
- To the extent practical, site plans shall include the rehabilitation and integration of locally designated historic structures or structures that have been determined to be eligible to be locally designated. Where rehabilitation is not feasible, the development shall include the reuse of significant features of historic buildings.

Conformance:

- The parking lot, loading area, and drives include continuous curbing. The land slopes to the north towards the parking lot so pervious curbing on the south side of the lot is not possible. Other areas impervious areas of the site drain towards landscaped areas.
- Lighting will be consistent with the Code through the use of full cut-off fixtures and proper placement.

**Department of Community Planning and Economic Development – Planning Division
Augsburg College Gateway Center, BZZ-2721**

- The Police Department reviewed the project as regards natural surveillance and site safety and made no substantive changes to the plan.
- As stated above, the parking and drive aisles will be screened from the adjacent residential use to the south on 21st Ave. S. by the 3-ft. high retaining wall.
- The project will not block views of important elements of the city nor create any substantive shadows on adjacent buildings and open spaces.
- At only 4 floors, the building will have no significant impact on the generation of pedestrian-level winds.
- The Police Department reviewed the plans for site safety concerns.

Section B: Conformance with All Applicable Zoning Code Provisions and Consistency with the Comprehensive Plan and Applicable Small Area Plans Adopted by the City Council

Zoning Code: The proposed use is conditional in the OR3 District. As stated above, the Office Residence Districts limit allowable commercial uses to “neighborhood serving retail sales and services.” The proposed uses, a book store and a college food service, meet that definition.

Off-Street Parking and Loading: The analysis regarding parking and the TDM Plan in the Background section of the 11/28/05 staff report established a reasonable basis to allow the current and proposed on-campus parking facilities to serve as the required parking for the Gateway Center project. On 11/28/05, the Planning Commission approved the proposed parking plan (a total of 72 stalls) as an exception to the Zoning Code per the conditional use permit and Planned Residential Development (527.180).

Maximum Floor Area: The maximum floor area ratio (FAR) in the OR3 District for a college or university is 3.5. With a lot area of 125,803 sq. ft., the allowable FAR is 440,311 sq. ft. The Lindell Library has 74,620 sq. ft., plus the proposed Gateway Center (which did not change from the original 115,251 sq. ft.), equals a total of 189,871 sq. ft. and an FAR of 1.5.

Building Height: Building height in the OR3 District for a college or university is limited to 6 stories or 84 feet, whichever is less. The project will be 3-to-4 stories above grade and about 50 ft. high.

Minimum Lot Area: A Planned Residential Development in the OR3 District requires a 2-acre minimum lot area or 300 sq. ft. per unit, whichever is greater. The 21 units would require a 6,300 sq. ft. lot; thus, the 2-acre minimum is the greater requirement and the 2.9-acre site meets it.

Yard Requirements: The above table in the response to the findings regarding building placement and façade requirements lists the yard requirements in the OR3 District. The building is in compliance with these requirements.

Maximum lot coverage: The Zoning Code limits lot coverage to 70% in the Office Residence Districts. The footprints of the Lindell Library (18,655 sq. ft.) and the Gateway Center (which did not change from the original 26,510 sq. ft.) total 45,165 sq. ft. which equals 36% of the 125,803 sq. ft. lot.

Impervious surface coverage: The Zoning Code limits impervious surface coverage to 85% in the Office Residence Districts. Sheet 202 in Attachment 4 provides the coverage calculations. The zoning lot includes 73,835 sq. ft. of impervious surfaces which equals 59% of the 125,803 sq. ft. lot.

Specific Development Standards: Section 536.20 requires the following: “All new colleges and universities and expansions of existing colleges or universities shall submit a master development plan that describes proposed physical development for a period of five (5) years and a period from five (5) to ten (10) years and shall include a description of proposed development phases and plans, including development priorities, the probable sequence for proposed development, estimated dates of construction, and anticipated interim use of property awaiting to be developed.” The TDM Plan includes the transportation-related effects associated with the current-to-long-range development plans for the college (Attachment 6 in the 11/28/05 report).

Hours of Operation: Section 547.60 exempts colleges and universities from the hours of operation defined for the Office Residence Districts.

Signs: Section 527.170 states that “all signs in a planned unit development shall conform to a master sign plan that shall be considered and approved with the development plan. All signs shall conform to the requirements of Chapter 543, On-Premise Signs, except as otherwise authorized by the city planning commission.” The applicant has not yet submitted a master sign plan, however, the College has committed to provide such plan and that the plan will conform to the provisions of the Zoning Code, including restrictions on signs for accessory uses.

Refuse storage: All storage of refuse and recyclable materials will be enclosed in the trash enclosure and serviced by a truck that will use the loading dock on the west side of the building. A brick wall will screen the trash enclosure from the views along 21st Ave. S. The applicant will modify the landscape plan to use shrubs and small trees to soften the appearance of this wall.

Minneapolis Plan: Refer to the Conditional Use Permit section in the 11/28/05 staff report.

Alternative Compliance: The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding any of the following:

- The alternative meets the intent of the site plan chapter and the site plan includes amenities or improvements that address any adverse effects of the alternative. Site amenities may include but are not limited to additional open space, additional landscaping and screening, green roof, decorative pavers, ornamental metal fencing, architectural enhancements, transit facilities, bicycle facilities, preservation of natural resources, restoration of previously damaged natural environment, rehabilitation of existing structures that have been locally designated or have been determined to be eligible to be locally designated as historic structures, and design which is similar in form, scale and materials to existing structures on the site and to surrounding development.
- Strict adherence to the requirements is impractical because of site location or conditions and the proposed alternative meets the intent of this chapter.
- The proposed alternative is consistent with applicable development plans or development objectives adopted by the city council and meets the intent of this chapter.

Conformance:

The application meets all applicable provisions of the Zoning Code with two exceptions. The following describes those exceptions and mitigating measures:

- **Building setback:** As stated above, the building is set back behind the required setback areas on all three streets. The project includes extensive landscaping as a mitigating measure; 63% of the net site:
 - **Riverside:** The eastern portion of the building is built up to the setback line along Riverside but an existing utility easement within the former right-of-way of 6th St. S. prevents the construction of the rest of the building up to the setback requirement. The triangular area between the building and the street will be fully landscaped and will have crisscrossing pedestrian paths.
 - **21st Ave.:** In order to accommodate the loading area and trash enclosure, the western portion of the building is built 14 feet back from the property line. Extensive landscaping will screen the loading area and trash enclosure.
 - **22nd Ave.:** The eastern side of the building slopes back from the setback line. Beginning at the northeast corner, it is about 25 ft. from the property line and about 95 ft. back on the southeast corner. The triangular area between the building and the street will be fully landscaped and will have crisscrossing pedestrian paths.
- The first floor of the southern elevation that is to the north of the parking lot and driveway does not meet the 30% glass requirement (see elevation 1C/512). Behind this wall will be the backs of the food service and book store uses which will be used for storage and equipment. The upper three stories of this elevation exceed the 10% glass requirement. This elevation will be most visible by people who use the parking lot and driveway access to the underground parking facility. Their view will also include the first floor of the west-facing wall (elevation 4F/510) which includes 45% glass. The calculation of these two first floor walls taken together yields 25% glass, which still does not meet the 30% requirement in the Code. As can be seen in the above table in the response to the building placement and façade findings, every other wall in this structure substantially exceeds the minimums in the Code.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the site plan review permit for the proposed Augsburg College Gateway Center Project located at 630 22nd Ave. S.:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the site plan review permit application for the proposed Augsburg College Gateway Center Project located at 630 22nd Ave. S. subject to the following conditions:

1. CPED Planning staff review and approval of the final site, landscaping plans, master sign plan, and building elevations.
2. All site improvements shall be completed by December 20, 2007, unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.

**Department of Community Planning and Economic Development – Planning Division
Augsburg College Gateway Center, BZZ-2721**

Attachments:

1. Zoning and lot lines in the vicinity
2. Primary and Overlay districts
3. Aerial photo
4. Project drawings and rendering (only the storm water management plan, site plan, and landscape plan reflect the revised site plan)
5. Information from the applicant
6. Photos of the site and surrounding buildings
7. Detail of alternative compliance condition
8. Preliminary Site Plan Review Committee report
9. Actions of the Planning Commission on 11/28/05