

**Department of Community Planning and Economic Development – Planning
Division
Site Plan Review
BZZ-2748**

Date: December 20, 2005

Applicant: Eric Simmer, Lund Real Estate Holdings, Inc., 4100 West 50th Street, Suite 2100, Edina, MN 55424, (952)915-2647

Addresses of Property: 1208, 1214 and 1218-1228 Harmon Place

Project Name: Lunds Phase II

Contact Person and Phone: Gregory Houck, Shea, Inc., 100 N. 6th Street, Suite 650-C, Minneapolis, MN 55403, (612)339-2257

Planning Staff and Phone: Becca Farrar, (612)673-3594

Date Application Deemed Complete: November 16, 2005

End of 60-Day Decision Period: January 14, 2006

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

Ward: 7 Neighborhood Organization: Citizens for a Loring Park Community (CLPC)

Existing Zoning: B4S-1 (Downtown Service District) with the Harmon Area (HA) and Downtown Parking (DP) Overlay Districts

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 19

Lot area: 43,584 square feet or approximately 1 acre

Legal Description: See attachment.

Proposed Use: Restoration and renovation of existing structures for retail and commercial uses, as well as the construction of a new commercial structure for a restaurant.

Concurrent Review:

- Site Plan Review encompassing:

- 1208 Harmon Place – Restoration and renovation of the existing two-story structure to accommodate a pharmacy and liquor store on the first floor. The second floor would house two retail tenants.
- 1214 Harmon Place – addition of a 2,436 square foot structure to accommodate one retail or restaurant tenant and a pocket park.
- 1218-1228 Harmon Place- restoration and renovation of the existing one-story structure for small retail tenants.

Applicable zoning code provisions: Chapter 530 Site Plan Review.

Background: The applicant proposes to renovate and restore two existing buildings as well as construct one 2,436 square foot commercial structure on the properties located at 1208, 1214 and 1218-1228 Harmon Place. The properties are zoned B4S-1, located in the Harmon Area and Downtown Parking Overlay Districts, and the proposed retail and commercial uses are permitted. This is considered the second phase of development of the site. Previous approvals were granted for the first phase of development which included a new Lunds grocery store on the properties located at 1201-1213 Hennepin Avenue. The current proposal, or second phase of development previously went through the Heritage Preservation Committee (HPC) and the HPC approved Certificates of Appropriateness with conditions as applicable. The final action letters have been attached for reference.

The existing two-story, 22,519 square foot building located at 1208 Harmon Place would house Prairiestone Pharmacy and a liquor store on the first floor. The second floor would contain two retail tenants. The restoration and renovation of the structure would include interior renovation of both floors to accommodate retail tenants. A two-story atrium space with a pyramid shaped skylight would be added to the center of the structure. The location and size of the skylight would prevent it from being visible at the street level. Exterior restoration and renovation would include the addition of several punched window openings and two storefront openings. Transom glass and storefronts would be replaced with aluminum storefronts along the south façade of the building along Harmon Place. In addition, the existing cast iron column would be restored, the canopy eyebrow would be pre-finished and the windows on the upper floor would be replaced with metal clad double hung windows.

Further, the west elevation would have two aluminum storefront entries as well as punched window openings. Seven of the punched windows would be located at existing bricked up window openings. The first floor openings would have green canvas awnings fixed to the window frames and the aluminum eyebrow over the center storefront would match the front façade eyebrow. The existing brick would remain, required brick patching would reuse the brick removed for new openings. The top three feet of the brick chimney would be removed due to severe structural damage.

Along the north elevation, the original windows on the second story would be replaced with metal clad double hung windows. There would be a new opening for the trash room

created, an insulated overhead door painted to match the storefront frames would be installed. The existing garage door opening would be refitted with a steel insulated door painted to match the aluminum storefront.

The one-story, 14,957 square foot building located at 1218-1228 Harmon Place would house small retail tenants after restoration and renovation of the existing structure. The boarded up transom windows would be restored to match the existing storefronts. The existing clear aluminum storefronts would appear to maintain a historic pattern. A new green awning would be fitted to the window frames, the existing cornice would be cleaned and the bricked up opening would be restored to match into the original storefronts.

The new 2,436 square foot structure proposed to be located at 1214 Harmon Place would house a restaurant tenant. The site would also include a pocket park. The new structure would utilize a design based on the facades of the era. The applicant intends for the structure to fit in with and complement the existing structures on site.

Parking for the proposed development would be situated on the existing surface lot adjacent to the alley. As previously mentioned, the site is located within the Downtown Parking Overlay District. The district was created to preserve significant and useful buildings, to protect the unique character of the downtown area and the mixed-use downtown neighborhoods by restricting the establishment or expansion of surface parking lots. Staff has determined that the parking lot is deemed to have a Conditional Use Permit. The parking proposed for the development is currently a surface parking lot and further, a reduction in the actual number of parking spaces would result from the proposed development. No surface parking area is being either established or expanded as a result of the proposal.

Staff has not received official correspondence from the Citizens for a Loring Park Community prior to the printing of this report stating a position on the application.

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.

- 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 531.20 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.**

Two of the structures are existing, one new structure is proposed and all structures would be located within 8 feet of the property line as all are or would be constructed up to the property line along Harmon Place. All three structures would be located on separate lots. All buildings are oriented toward the streets. The use of progressive design and street-oriented building alignments is reinforced with the proposed development.

There are principal entrances that face the public streets in both the existing and the proposed building. The buildings reinforce the street wall, maximize natural surveillance and facilitate pedestrian access. The area between the buildings and the public streets will have no tree plantings along both the 13th Street South and Harmon Place frontages. Based on the active uses proposed along 13th Street South and Harmon Place, Staff does consider this to be a pedestrian oriented development along both streets.

The façade of the existing buildings would appear to incorporate windows that meet the 30% window requirement on the first floor and the 10% window requirement on each floor above the first floor that faces the public street, public sidewalk and on-site surface parking lot. Several window openings are being proposed and restored as a result of proposed renovation to the structures. The windows proposed between 2 and 10 feet provide natural surveillance and visibility by having active uses located along public streets. The proposed commercial structure is meeting the 30% window requirement for all three facades facing the public street, public sidewalk and on-site surface parking lot. All ground level windows must be transparent (non-reflective). No shelving stocked with merchandise will be permitted in front of the ground level windows.

The exterior materials and appearance of the rear and side walls of the existing and proposed buildings are similar and proposed to be similar to and compatible with the front of the buildings within the development. The proposed materials will be brick,

glass and metal. The proposed building appears to incorporate architectural elements including recesses and projections, windows and entries. Along the north ground floor elevation of the 1218-1228 Harmon Place building there appears to be a blank uninterrupted wall that exceeds 25 feet in width. Alternative compliance is unnecessary as this is an existing condition.

There is no parking ramp associated with the proposed development. All proposed parking would be provided in a on-site surface parking lot. As previously mentioned, the parking lot is existing and is not being established or expanded as a result of the proposed development.

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.**

Walkways connect the the principal entrances of the proposed buildings and the surface parking lot to the public sidewalks.

While there are no transit shelters within the development itself, the site is adjacent to Hennepin Avenue which has several transit stations that serves multiple bus routes.

There is a 28 stall surface parking lot associated with the proposed development. The surface parking lot would be accessed via the alley. The proposed development has been designed to minimize conflicts with pedestrian traffic.

There would likely be minimal impacts on adjacent residential structures as a result of the proposed development as the project has been designed to minimize impacts on adjacent properties. As previously mentioned two of the structures currently exist and one 2,436 square foot structure is proposed. There is a public alley adjacent to the site.

The site has been designed to minimize the use of impervious surfaces through the combination of a green roof garden on the proposed structure and landscaping throughout the pocket park and parking lot areas.

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.**

The proposal does not meet the 20% landscape requirement without the inclusion of the proposed green roof which would be located on the newly constructed structure and pervious pavers utilized on site. The green roof and pervious pavers would be considered alternative compliance measures. There are no true yards proposed for the development. The pocket park area located on the east side of the newly constructed building is proposed to incorporate trees, shrubbery and plants predominantly within planters. The total site area is 43,584 square feet and the proposed building footprints on the site would be a total of 27,176 (1208 Harmon Place – 9,783 square feet, 1214 Harmon Place – 2,436 square feet, 1218-28 Harmon Place- 14,957). A total of 3,281 square feet of landscaping would be necessary to meet the 20% requirement. The zoning code requires that there be at least 7 trees and 33 shrubs planted on the site. The applicant is proposing to have 7 trees, 82 shrubs and 132 perennials located on site in ground/planter plantings or approximately 1,576 square feet or 9.5% of the ground level of the site would be landscaped. These numbers do not include the vegetation proposed for the green roofs or pervious pavers utilized on site.

According to the applicant, once the project is complete approximately 23.5% percent of the site would be composed of pervious materials. The proposed development would provide 1,576 square feet of pervious materials at ground level and 1,625 square feet of green roof terraces for a total of 3,201 square feet or 19% pervious. With the inclusion of

the 675 square feet of pervious pavers, a total of 3,876 square feet of pervious materials would be located on site. The vegetative composition of the green roof terraces has not yet been decided on and will be subject to final review and approval by Planning Staff.

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. Two on-site parking spaces do not comply with this requirement. Those spaces are located directly adjacent to the 1218-1228 Harmon Place building. Alternative compliance is necessary. Staff does not believe it necessary or practical for the parking lot to comply with this requirement as the configuration and composition of the landscaping on site was previously approved by the HPC and on-site trees would be located within 50 feet of all parking spaces except the two spaces at the southernmost end of the parking lot.

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.**

The applicant is proposing to install decorative pedestrian-scale light fixtures throughout the pocket park. A photometric plan was not submitted as part of the application. All lighting will need to be downcast and shielded to avoid undue glare. All lighting shall comply with Chapters 535 and 541. The City's CPTED officer has recommended that any additional plantings follow the 3' – 7' rule to allow visibility on site. Further, adequate site lighting for the plaza area and parking lot must be provided for the development. Planning Staff would require that the applicant discuss appropriate levels of lighting with the City's CPTED officer.

The proposed parking facilities are located in a surface parking lot on the north side of the site. The applicant is proposing to provide curbing along the perimeter of the parking area. The parking facilities have been designed to avoid headlights from shining on adjacent properties. There are adjacent residential properties.

Staff would not expect the proposed development to result in the blockage of views or shadowing of adjacent properties, nor would the proposed development be expected to have impacts on light, wind and air in relation to the surrounding area.

The existing buildings are contributing properties in the designated Harmon Place Historic District. The proposed development would include the rehabilitation and integration of those structures.

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 uses are permitted in the B4S-1 District

With the approval of the site plan review this development would meet the requirements of the B4S-1 zoning district.

Specific Development Standards for a restaurant, sit down:

- (1) Where alcoholic beverages are served, not less than sixty (60) percent of total gross sales revenue shall be from the sale of food and beverages not containing alcohol, and the use shall comply with the requirements of Title 14, Liquor and Beer, of the Minneapolis Code of Ordinances and Chapter 4 of the Minneapolis City Charter.
- (2) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Parking and Loading: Per Chapter 541, 103 parking spaces would be required for the development before considering non-conforming rights to parking. The Zoning Administrator has determined that the site has grandfathered parking rights for 103 parking stalls. The applicant proposes to provide 27 parking spaces in an existing surface parking lot located to the rear of the property, adjacent to the alley, on the north side of the site. Therefore, the site has grandfathered rights to an additional 76 parking spaces.

Signs: No signs are proposed at this time. All new signage is required to meet the requirements of the code. Permits are required from the Zoning Office should any signage be included for the development. HPC approval would be required.

Maximum Floor Area: The maximum F.A.R. for uses other than hotels and dwellings in the B4S-1 district is 4.0. The gross floor area of all buildings is 39,912 square feet divided by the area of the lots which is 43,584 square feet. The outcome is .92 which is less than the maximum of 4.0 that is permitted in the B4S-1 District.

Minimum Lot Area: Not applicable in the B4S-1 district.

Height: There are no height limitations in the B4S-1 District.

Yard Requirements: Not applicable for this development.

Building coverage: Not applicable for this development.

Impervious surface area: Not applicable for this development.

MINNEAPOLIS PLAN

This site is located in one of the designated Downtown Residential Districts. According to the Principles and Policies outlined in *Minneapolis Downtown 2010* and *The Minneapolis Plan*, the following apply to this proposal:

- Maintain good automobile access (Downtown Movement Policy number 3).
- Ensure a sufficient supply of short-term parking (Downtown Movement Policy number 9).
- Promote design solutions for automobile parking facilities that reflect principles of traditional urban form (City Form Policy number 9.12).

The surface parking lot will be utilized by customers and employees of the retail and commercial tenants. The 27 spaces located within the surface parking lot should provide an adequate supply of available parking for the commercial customers and employees throughout the day. The reconfigured surface parking lot contains landscaping surrounding the perimeter of the lot.

Section C: Conformance with Applicable Development Plans or Objectives Adopted by the City Council

No small area plans for this area of Minneapolis have been adopted by the City Council.

ALTERNATIVE COMPLIANCE

The Planning Commission 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.**

Alternative compliance is necessary in order for the applicant to meet the on-site landscaping requirement. The green roof component and pervious pavers on site would need to be included in order for the proposal to meet the required 20%. The proposed development would provide 1,576 square feet of pervious materials at ground level, 1,625 square feet of green roof terraces, 675 square feet of pervious pavers for a total of 3,876 square feet or 23.5% pervious materials on the site.

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. Two on site-parking spaces do not comply with this requirement. Those spaces are located directly adjacent to the 1218-1228 Harmon Place building. Staff does not believe it necessary or practical for the parking lot to comply with this requirement as the configuration and composition of the landscaping on site was previously approved by the HPC.

RECOMMENDATIONS:

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the site plan review:

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 application for property located at 1208, 1214 and 1218-1228 Harmon Place subject to the following conditions:

1. Planning Staff review and approval of the final site, elevation and landscaping plans.
2. All site improvements shall be completed by December 20, 2006 unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

3. The use is subject to the specific development standards for a restaurant, sit-down found in Section 536 of the Zoning Ordinance.
4. Any signage on site would be subject to HPC approval.
5. All ground level windows must be transparent (non-reflective).
6. No shelving stocked with merchandise shall be permitted in front of the ground level windows.

Attachments:

1. Proposed use and description of the project
2. Correspondence
3. Site information and data
4. HPC approvals
5. Zoning map
6. Plans – site survey, site plan, floor plans, elevations, landscape plans
7. Photos
8. PDR Comments