

April 27, 2005

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|-----------------------------|--------------------------------|
| 1. Welcome and Introduction | Chad Larsen |
| 2. January Meeting Recap | Michael Lander |
| 3. Regional Level | Ted Mondale |
| 4. City Process | Blake Graham |
| 5. Site Context | Bob Close |
| 6. Site Plan | David Graham
Michael Lander |
| 7. Q & A | Chad Larsen |
| 8. Additional Comments | |



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Minneapolis Developments



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Saint Paul Developments





- Develop a community-supported plan
- Creating a high-quality Lake Street frontage
- Connection to the Midtown Greenway
- Enhancement of the park
- Improved Thomas Avenue
- Improved storm water management
- Architectural design excellence
- Provide needed housing options
- Increase tax base to area
- Reduce auto dependence
- Achieve total zoned FAR (171,000)
- Achieve a reasonable profit



- Architectural **design excellence**
- Respect the **zoning**
- Respect **sight lines**
- Provide adequate **parking** and **traffic infrastructure**
- No **shading**
- Respect **character** of the surrounding neighborhood
- Limit **sound** and **visibility** of mechanical systems
- Connection to the **Midtown Greenway**
- Improved storm water management and **water quality**
- **Minimize** environmental **impact** during construction



The Cedar-Isles-Dean Neighborhood Association

- Promote cooperation
- Insure its members a voice
- Develop a sense of individual involvement
- Maintain and improve the environment of the neighborhood
- Act as a contact between the neighborhood and other agencies
- To review, study, and make recommendations on issues affecting the neighborhood



Smart Growth Principles

- Recycle **infill** location – preserve farmland and open space
- Provide **high density on corridors** – housing options close to jobs and services, preserve historic neighborhoods
- Provide **multimodal environment** – increase use of transit, biking, walking
- Improve **environmental quality** – pollution clean-up, improved stormwater management
- High quality **public realm** – Greenway connection, streetscape improvements, coffee terrace





520.160. Definitions. Conditional use. A use which, because of its unique characteristics, cannot be properly classified as a permitted use in a district but which may be allowed in such zoning district upon demonstrating that such use will comply with all of the conditions and standards of this zoning ordinance.

525.340. Required findings for conditional use permit. The city planning commission shall make each of the following findings before granting a conditional use permit:

- (1) The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
- (2) The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (3) Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.
- (4) Adequate measures have been or will be taken to minimize traffic congestion in the public streets.
- (5) The conditional use is consistent with the applicable policies of the comprehensive plan.
- (6) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

547.110. Increasing maximum height. The height limitations of principal structures located in the office residence districts, except single and two-family dwellings, may be increased by conditional use permit, as provided in Chapter 525, Administration and Enforcement. In addition to the conditional use standards, the city planning commission shall consider, but not be limited to, the following factors when determining maximum height (emphasis added):

- (1) Access to light and air of surrounding properties.
- (2) Shadowing of residential properties or significant public spaces.
- (3) The scale and character of surrounding uses.
- (4) Preservation of views of landmark buildings, significant open spaces or water bodies.

551.480. Height of structures. The maximum height of all structures within the SH Overlay District shall be two and one-half (2.5) stories or thirty-five (35) feet, whichever is less. The height limitation of principal structures may be increased by conditional use permit, as provided in Chapter 525, Administration and Enforcement. In addition to the conditional use standards contained in Chapter 525 and this article, the city planning commission shall consider, but not be limited to, the following factors when determining maximum height (emphasis added):

- (1) Access to light and air of surrounding properties.
- (2) Shadowing of residential properties or significant public spaces.
- (3) The scale and character of surrounding uses.
- (4) Preservation of views of landmark buildings, significant open spaces or water bodies.

551.490. Conditional uses. (a) *Evaluation criteria.* In addition to the conditional use standards contained in Chapter 525, Administration and Enforcement, the city planning commission shall consider the following:

- (1) The prevention of soil erosion or other possible pollution of public waters, both during and after construction.
- (2) Limiting the visibility of structures and other development from protected waters.
- (3) The suitability of the protected water to safely accommodate the types, uses and numbers of watercraft that the development may generate.

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the quality of life,
the livability of
our environment
is not measured
at the skyline, but
at the ground
level — in the
streets, parks and
plazas that make
up what are
known as
**public
spaces**

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Site Context



2626 W. Lake street

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Proposed Greenway Perspective



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Proposed Thomas Avenue Greenway Entrance Perspective



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Proposed Thomas Avenue Perspective



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Proposed Terrace Cafe Perspective



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Aerial View - Existing



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Aerial View - Proposed



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Lake Street View Looking East



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View From Thomas Beach

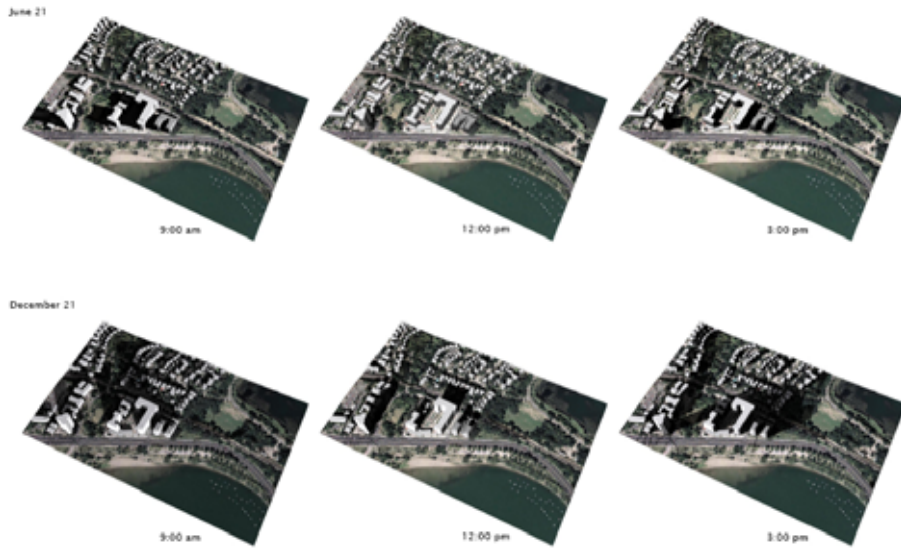


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Greenway View Looking South Toward Lake Calhoun




Site Zoning	OR2
Total Site Area	57,181 square feet
Total FAR (Floor Area) Proposed	161,031 sqft
Total FAR Allowed	171,599 sqft
Number of Stories	West 10 East 8 North 3
Number of Parking Spaces Provided	160
Number of Parking Spaces Required	74
Number of Units Proposed	65-70
Number of Units Allowed	98
Total Impervious Surface Proposed	12,761 sqft
Minimum Impervious Surface Allowed	8,630 sqft
Traffic	
Existing Office Use	1,092 trips/day
Proposed Residential Use	533 trips/day



Shadow Study



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1. **Website** <http://www.landergroup.com>
 - Click on link to 2626 West Lake to view & post feedback
 2. **Neighborhood Meetings**
 - CIDNA Annual Meeting (elect new board) May 3
 - CIDNA Land Use May 5
 - Midtown Greenway May 9
 - West Calhoun Neighborhood Council May 10
 - CIDNA Land Use May 19
 - CIDNA Board Meeting June
 - Planning Commission Public Hearing TBD
 - Appeal to City Council Optional



Thank you for attending tonight's meeting.

Please visit our website at
<http://www.landergroup.com>
and click on the link to 2626 West Lake
to view and post feedback

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urban development