



December 18, 2017

Peter Crandall  
Senior City Planner  
City of Minneapolis – Community Planning and Economic Development (CPED)  
250 S. Fourth St., Room 300  
Minneapolis, Minnesota 55415

**RE: Sons of Norway Mixed-Use Project  
Land Use Application(s) Submittal**

Dear Mr. Crandall:

On behalf of Weidner Investment Services, Inc., Ryan Companies is pleased to submit the following Land Use Applications for the Sons of Norway project located at 1455 West Lake Street:

- Conditional Use Permit for a Planned Unit Development (PUD)
- Site Plan Review
- Subdivision
- Rezoning of 3016 Holmes Avenue South (PID: 0402824210018) from R4 to R6
- Variance to Increase Max Lot Coverage of 3016 Holmes Avenue South (PID: 0402824210018)
- *Alley Vacation (submitted under separate cover to City Clerk's office on November 29, 2017)*

Application fees will be provided per your direction once you have reviewed the applications submitted. Please notify me once the application fees have been determined.

The following project description, project data, parcel addresses within the development, and proposed PUD site amenities are summarized below.

### **Project Description**

The Sons of Norway mixed-use commercial and residential project plans to replace the existing Sons of Norway office building and surface parking lots in Uptown. The site is located between Humboldt Ave S and Holmes Ave S, south of Lake St W and across the street from Lunds & Byerlys. The project includes 319 residential units, 16,000 SF of new office space for Sons of Norway, along with approximately 7,000 SF of retail.

Fronting a vibrant, mixed-use corridor in the heart of Uptown, retail and office uses line Lake St., with residential units above. A break in the building massing occurs along Lake St., inviting pedestrian activity deeper into the block. A privately owned public green space is also included to further encourage activity and help create a sense of community on what is currently a surface parking lot. Street-level walk-out

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residences line both Humboldt Ave and Holmes Ave and building massing is softened towards 31<sup>st</sup> St. out of sensitivity to the traditional residential neighborhood. An iconic form anchors the project's presence on Lake St and Humboldt, celebrating its signature location.

### Project Data

- Site Area
  - North Building 56,670 sf (1.30 ac)
  - South Building 48,172 sf (1.11 ac)
  - Total 104,842 sf (2.41 ac)
- Gross Floor Area (GFA)
  - North Building 198,000 sf (3.5 FAR)
  - South Building 139,000 sf (2.9 FAR)
  - Total 337,000 sf (3.1 FAR)
- Maximum Building Height
  - North Building 6 stories, 88 ft. (top of parapet)
  - South Building 5 stories, 60 ft. (top of parapet)
- Number of Residential Dwelling Units
  - North Building 174
  - South Building 145
  - Total 319
- Commercial GFA
  - Office 16,000 sf
  - Retail/Restaurant 7,000 sf
- Off-Street Parking Provided 323 spaces

### Parcel Addresses within Development

- 1455 Lake St W (PID 0402824210016)
- 3001 Humboldt Ave S (PID 0402824210179)
- 3015 Humboldt Ave S (PID 0402824210178)
- 3017 Humboldt Ave S (PID 0402824210020)
- 3021 Humboldt Ave S (PID 0402824210019)
- 3016 Holmes Ave S (PID 0402824210018)

### Proposed PUD Site Amenities

- Active liner uses as part of a parking garage
- Outdoor open space

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- Plaza
- Pedestrian improvements
- Enhanced Exterior Lighting
- Recycling Storage Area

Please do not hesitate to contact me with any questions regarding this submittal or if additional information is needed. Electronic copies will be available for download from a Ryan Companies file sharing site.

Sincerely,



Chad Lockwood, PE, LEED AP  
Senior Civil Engineer  
Ryan Companies US, Inc.  
612-492-4204  
[chad.lockwood@ryancompanies.com](mailto:chad.lockwood@ryancompanies.com)

## Enclosures

### Plans

- Sons of Norway Land Use Submittal Civil/LA Plans, dated December 15, 2017 (1-30" x 42" and 1-8.5" x 11")
- Sons of Norway North Building Arch Floor Plans and Elevations, dated December 15, 2017 (1-30" x 42" and 1-8.5" x 11")
- Sons of Norway South Building Arch Floor Plans and Elevations, dated December 15, 2017 (1-30" x 42" and 1-8.5" x 11")

### Land Use Application

- General Land Use Application Worksheet (Conditional Use Permit, Rezoning, Site Plan Review and Variance)
- Legal Descriptions
- List of Property Owners within 350 feet of Site and Mailing Labels
- Sons of Norway Application Authorization Letter, dated November 28, 2017
- Wells Fargo Application Authorization Letter, dated November 28, 2017
- ECCO Notice of Land Use Application Letter, dated November 20, 2017
- Council Member (Ward 10) Notice of Land Use Application Letter, dated November 20, 2017
- Lowry Hill East Neighborhood Association Letter of Support, dated November 15, 2017
- Property Photos (Existing Site and Context)
- Required Findings (Conditional Use Permit and Variance)
- Sons of Norway Stormwater Management Plan, dated December 15, 2017
- HydroCAD Report, dated November 16, 2017
- Existing Drainage Map, dated December 15, 2017
- Proposed Drainage Map, dated December 15, 2017

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- Stormwater Infiltration Credit Exhibit, dated November 1, 2017
- Draft Geotechnical Evaluation Report, dated August 7, 2017, as prepared by Braun Intertec Corporation
- Draft Travel Demand Management Plan, dated November 7, 2017, as prepared by Swing Traffic Solutions
- Sons of Norway Shadow Study (1-11" x 17")
- City of Minneapolis Historic Review Letter, dated September 21, 2017

#### PUD

- Planned Unit Development Application Worksheet
- Proof of Property Ownership (Hennepin County Property Information)
- Required Findings (PUD)
- PUD Site Amenity Summary
- PUD Site Amenity Exhibit

#### Rezoning

- Completed Zoning Application

#### Subdivision

- Subdivision Application Worksheet
- Legal Descriptions
- Sons of Norway Application Authorization Letter, dated November 28, 2017
- Wells Fargo Application Authorization Letter, dated November 28, 2017
- ECCO Notice of Land Use Application Letter, dated November 20, 2017
- Council Member (Ward 10) Notice of Land Use Application Letter, dated November 20, 2017
- Required Findings (Subdivision)
- Preliminary Plat, dated November 17, 2017, as prepared by Westwood Professional Services, Inc. (1-22" x 34" and 1-8.5" x 11")
- Final Plat, as prepared by Westwood Professional Services, Inc. (1-22" x 34" and 1-8.5" x 11")

