

LAND USE APPLICATION SUMMARY

Property Location: 219 4th Street South
Project Name: Federal Plaza
Prepared By: Alex Kohlhaas, City Planner, (612) 673-3950
Applicant: Hennepin County
Project Contact: Jessica Ruzzicone, hw2 design
Request: To convert the existing hotel into dwelling units.

| | |
|-----------------------|-------------------|
| Dwelling Units | 55 dwelling units |
|-----------------------|-------------------|

Required Applications:

| | |
|-------------------------|--|
| Variance | To reduce the minimum gross floor area per dwelling unit from 350 sq. ft. to 249 sq. ft. for efficiency units and from 500 sq. ft. to 428 sq. ft. for one-bedroom units. |
| Variance | To decrease the required number of long-term bicycle parking spaces accessible without the use of stairs or an elevator from 27 spaces to 5 spaces. |
| Site Plan Review | For establishment of 55 dwelling units within an existing building. |

SITE DATA

| | |
|------------------------------------|--|
| Existing Zoning | B4 Downtown Business District DP Downtown Parking Overlay District BFC50 Core 50 Built Form Overlay District |
| Lot Area | 6,972 square feet |
| Ward(s) | Ward 7; adjacent to Ward 3 |
| Neighborhood(s) | Downtown West |
| Future Land Use | Public, Office, and Institutional |
| Goods and Services Corridor | n/a |
| Built Form | Core 50 |

BACKGROUND

| | | | |
|----------------------------------|------------------|--------------------------------|--|
| Date Application Deemed Complete | October 6, 2022 | Date Extension Letter Sent | |
| End of 60-Day Decision Period | December 5, 2022 | End of 120-Day Decision Period | |

SITE DESCRIPTION AND PRESENT USE. The subject property is a mid-block parcel with access to a public alley to the rear. The existing principal structure is a 5-story building originally constructed in 1914, the footprint of which virtually covers the entire subject property. The subject property was most recently used as a 55-unit hotel established in 2017 including complete kitchens within each unit, and has historically had other commercial and institutional uses including offices and K-12 schools.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject property is located in downtown Minneapolis, one block west of City Hall. The surrounding area is a high-density downtown neighborhood with a primary mix of commercial and institutional uses. Nearby Goods and Services Corridors are located two blocks north (Washington Avenue), two blocks east (5th Avenue South), and three blocks west (Nicollet Mall).



PROJECT DESCRIPTION. The applicants are proposing to convert the existing structure into 55 dwelling units, consisting of 51 efficiency units and 4 one-bedroom units with existing in-unit kitchens to be retained. All proposed dwelling units would be affordable to households with incomes below 30% of the area median income (AMI). Establishment of four or more new dwelling units requires site plan review, including for conversions within an existing building.

The minimum gross floor area of an efficiency dwelling unit is 350 sq. ft. Thirty-five of the proposed efficiency units would be less than 350 sq. ft. in area with the smallest being 249 sq. ft. The minimum gross floor area of a one-bedroom dwelling unit is 500 sq. ft. All four proposed one-bedroom units would be less than 500 sq. ft. in area with the smallest being 428 sq. ft. The applicant is requesting a variance to reduce the minimum gross floor area requirements for individual dwelling units.

The proposed project requires 55 new bicycle parking spaces, 27 of which must be accessible without use of stairs or an elevator. The applicant is proposing to provide 5 short-term bicycle parking spaces on the public sidewalk in

front of the subject property (subject to Public Works review and approval) and 55 bicycle parking spaces in the basement level of the building which would require the use of stairs or an elevator for access. The applicant is also requesting a variance of the applicable bicycle parking standards for the remaining bicycle parking spaces in the basement interior.

PUBLIC COMMENTS. At the time of this report, one written public comment has been received by staff (see Attachments). Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum gross floor area requirements from 350 sq. ft. to 249 sq. ft. for efficiency dwelling units and from 500 sq. ft. to 428 sq. ft. for one-bedroom dwelling units based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Staff finds that practical difficulties exist in complying with the minimum gross floor area requirements. The existing building on the subject property was constructed in 1914 and was converted into a hotel in 2017 including buildout of individual units with kitchens. Hotel units are not subject to the same minimum gross floor area requirements as dwelling units and the applicant is proposing to convert the existing hotel units into affordable dwelling units with limited physical modifications to the building. Staff finds that these circumstances are unique to the property, have not been created by the applicant, and are not based on economic considerations alone.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The spirit and intent of the ordinance regarding minimum gross floor area for individual dwelling units are to provide minimum zoning standards for size and habitability of residential uses, to promote the orderly development and use of land, and to protect the public health, safety, and welfare. The comprehensive plan has several policies promoting establishment of high-density and affordable housing, particularly downtown and near transit stations.

The applicants had originally proposed to convert the existing hotel units into single-room occupancy housing units (SRO). The zoning ordinance does not regulate minimum gross floor area for individual SRO units. However, the zoning ordinance does not allow SRO units to have kitchen components within individual units and the applicants are proposing to retain the existing kitchens within each unit as an additional amenity enhancing their individual habitability. Considering the existing conditions of the subject property, staff finds that the proposed variance to reduce the minimum gross floor area requirements for conversion of the existing hotel units into dwelling units is reasonable and in keeping with the spirit and intent of the ordinance and the comprehensive plan.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Staff finds that the proposed variance will not alter the essential character of the locality which is a high-density downtown neighborhood with a mix of uses and development types. The applicants would convert the existing hotel into dwelling units with no proposed building additions or substantial alterations to the existing building exterior. Residential uses are an essential contribution to the vibrancy of a high-density, mixed use downtown district and staff finds that the proposed variance would not create injury or detriment to persons or property in the vicinity.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of the location requirements for on-site bicycle parking to decrease the number of bicycle parking spaces accessible without stairs or an elevator from 27 to 5 based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Staff finds that practical difficulties exist in locating the minimum long-term bicycle parking spaces within the existing building without the use of stairs or an elevator. The existing building was first constructed in 1914 and was converted into a hotel in 2017. The ground floor includes existing interior demising walls for different rooms as well as interior steps necessary for accessing the rear portion of the building from the front. The existing front interior rooms (formerly the hotel lobby) are designated for tenant amenity uses which satisfy the ground-level active use requirements for the subject property. Use of these ground-level interior spaces exclusively for bicycle parking would not satisfy the ground-level active use requirement. Staff finds that these circumstances are unique to the property, have not been created by the applicant, and are not based on economic considerations alone.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The purpose of regulating long-term bicycle parking location is to ensure that some bicycle parking is designed and available for short-term use, and so residents are able to park their bike safely without having to lift the bicycle or take it up or down stairs. Though the applicant is proposing to provide 55 long-term bicycle parking spaces in the basement interior of the structure that would require the use of stairs or an elevator for access, they are also proposing to provide 5 short-term bicycle parking spaces in the public right-of-way which aligns with other zoning code requirements that at least 90% of the required bicycle parking shall meet the standards for long-term bicycle parking. Therefore, staff finds that the applicant's proposal is reasonable and in keeping with the spirit and intent of the ordinance regarding bicycle parking location.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Staff finds that the proposed variance would not alter the essential character of the locality or create potential for injury or detriment to persons or property. The proposed long-term bicycle parking would be in the basement interior of the existing structure, the basement is accessible by elevator and an additional 5 short-term bicycle parking spaces which would not require use of stairs or an elevator would be provided on the public sidewalk in front of the building.

SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required findings and applicable standards in the site plan review chapter:

Applicable Standards of Chapter 530, Site Plan Review

BUILDING PLACEMENT AND DESIGN

Building placement – Meets requirements

- The proposed project would comply with the building placement standards.
- The first floor of the building is located within eight feet of the front lot line abutting 4th Street South.
- The placement of the building reinforces the street wall, maximizes natural surveillance and visibility, and facilitates pedestrian access and circulation.
- No on-site accessory vehicle parking is provided on the site.

Principal entrances – Meets requirements

- The proposed project would comply with the principal entrance standards.
- The building is oriented so that at least one principal entrance faces the front property line.
- The front principal building entrance is clearly defined and emphasized by an existing awning.

Visual interest – Meets requirements

- The proposed project would comply with the visual interest standards.
- The applicant is not proposing any additions or alterations to the exterior of the existing building.

Exterior materials – Meets requirements

- The existing primary exterior materials are stone and brick.

Windows – Meets requirements

- The proposed project would comply with the minimum window requirements. The applicant is not proposing any changes to the existing building exterior which would alter the existing window openings.

Ground floor active functions – Meets requirements

- The proposed project would comply with the ground floor active functions requirements. The ground level building frontage would consist of the principal entrance and a shared tenant amenity/lounge space.

Roof line – Meets requirements

- The applicant is not proposing any changes to the existing building that would alter the existing roof line.

Parking garages – Not applicable

- There are no parking garages proposed as part of this project.

ACCESS AND CIRCULATION

Pedestrian access – Meets requirements

- There would be clear and well-lit walkways at least four feet in width connecting building entrances to the adjacent public sidewalk. There are no on-site vehicle parking facilities. The building footprint virtually covers the entire building footprint with the front entrance immediately adjacent to the public sidewalk and the

rear entrance opening to the public alley. All proposed bicycle parking would be in front of the building or within the building interior.

Transit access – *Not applicable*

- No transit shelters are proposed as part of this development.

Vehicular access – *Not applicable*

- The existing building does not have vehicular access.

Residential developments without off-street parking or loading – *Not applicable*

- The requirement for provision of at least one temporary drop-off space for residential developments otherwise providing zero off-street parking or loading spaces, per section 530.1550, applies specifically to those within new construction and does not apply to the proposed project which is for conversion of an existing building.

LANDSCAPING AND SCREENING

General landscaping and screening – *Meets requirements*

- The proposed project would comply with the general landscaping and screening requirements. The footprint of the existing building takes up virtually the entire subject property with no substantial open areas remaining for landscaping and no exterior components requiring screening.

Parking and loading landscaping and screening – *Not applicable*

- There is no surface parking proposed for the site, so the site is not subject to the screening and landscaping requirements for parking areas per section 530.170.

Additional landscaping requirements – *Meets requirements*

- The project appears to comply with the additional landscaping requirements in sections 530.180, 530.190, 530.200, and 530.210 of the zoning code.

ADDITIONAL STANDARDS

Concrete curbs and wheel stops – *Not applicable*

- There are no surface parking spaces proposed on the site.

Site context – *Meets requirements*

- The proposed project would comply with the site context requirements. The building on the subject property is existing and no additions are proposed.

Crime prevention through environmental design – *Meets requirements*

- The proposed project would comply with crime prevention through environmental design (CPTED) standards.

Historic preservation – *Not applicable*

- This site is neither historically designated or located in a designated historic district, nor has it been determined to be eligible for designation.

Applicable Regulations of the Zoning Ordinance

Off-street Parking and Loading – *Requires variance(s)*

- The proposed project complies with the applicable vehicle parking and loading requirements. The maximum number of off-street vehicle parking spaces for 55 dwelling units in the BFC50 Core 50 Built Form Overlay District is 82 parking spaces. Zero off-street vehicle parking spaces are proposed. There is no loading requirement for the proposed use.
- The minimum bicycle parking requirement for 55 dwelling units is 55 bicycle parking spaces, of which at least 49 shall meet the standards for long-term bicycle parking. The applicant is proposing 55 long-term spaces.
- The applicant is requesting a variance to reduce the minimum number of long-term bicycle parking spaces accessed without stairs or an elevator from 27 to 5. If this variance of the bicycle parking standards is approved, the proposed project would comply with the applicable bicycle parking standards. Staff is recommending a condition of approval that the applicant work with Public Works staff for provision of 5 short-term bicycle parking spaces in the public right-of-way in front of the subject property or otherwise provide at least 5 short-term bicycle parking spaces in the ground level interior of the building.

Vehicle Parking Requirements Per Use (Chapter 541)

| Use | Maximum | Proposed |
|--|---------|----------|
| Residential Dwellings (55 units) | 82 | 0 |

Bicycle Parking Requirements (Chapter 541)

| Use | Overall Minimum | Short-term Requirement | Short-term Spaces | Long-term Requirement | Long-term Spaces | Long-term Spaces Without Stairs or Elevator (≥ 50%) |
|--|-----------------|------------------------|-------------------|-----------------------|------------------|---|
| Residential Dwellings | 55 | n/a | 5 | ≥ 90% | 49.5 | 27 |
| Total Required | 55 | | 0 | | 49.5 | 27 |
| Total Provided | 60 | | 5 | | 55 | 0 (variance required) |
| Non Wall-Mounted Required (≥ 25%) | 14 | | | | | |
| Non Wall-Mounted Spots Provided | 55 | | | | | |

Loading Requirements (Chapter 541)

| Use | Loading Requirement | Loading Spaces | Proposed Spaces |
|------------------------------|---------------------|----------------|-----------------|
| Residential Dwellings | None | None | None |

Building Bulk – *Meets requirements*

- The proposed project would meet the applicable floor area ratio requirements in the BFC50 district. The applicant is not proposing any additions to the existing building that would increase the FAR.

Building Height – *Meets requirements*

- The proposed project would meet the applicable height requirements in the BFC50 district. The applicant is not proposing any additions to the building that would increase the building height, which is 5 stories.

Lot and Residential Unit Requirements – *Requires variance(s)*

- The proposed project would meet the applicable lot requirements.
- The applicant is requesting a variance to reduce the minimum gross floor area requirements for 39 of the 55 individual dwelling units. The minimum gross floor area of an efficiency dwelling unit is 350 sq. ft. 35 of the proposed efficiency units would be less than 350 sq. ft. in area with the smallest being 249 sq. ft. The minimum gross floor area of a one-bedroom dwelling unit is 500 sq. ft. All four proposed one-bedroom units would be less than 500 sq. ft. in area with the smallest being 428 sq. ft.
- The application is subject to Inclusionary Zoning per section 535.90(a) of the zoning code, however, the project will comply with the Unified Housing Policy as determined by CPED Housing staff.

Lot and Residential Unit Requirements Summary

| Requirement | Requirement | Proposed |
|-------------------------|--------------------|----------------|
| Lot Area | 5,000 sq. ft. min. | 6,972 sq. ft. |
| Lot Width | 40 ft. min. | 44.18 ft. |
| Impervious Surface Area | 100 % max. | 100% |
| Lot Coverage | 100 % max. | 96.7% |
| Dwelling Units (DU) | -- | 55 DUs |
| Net Residential Area | -- | 18,225 sq. ft. |

Yard Requirements – *Meets requirements*

- The project would meet the applicable yard requirements.

Signs – *Meets requirements with Conditions of Approval*

- All signs are subject to Chapter 543, On-Premise Signs. The applicant will be required to submit a separate sign permit application for any signage that is proposed.
- There are no plans indicating a new sign will be placed on the site.

Screening of Mechanical Equipment – *Meets requirements*

- Mechanical equipment is subject to the screening requirements of Chapter 535 and district requirements.
- All mechanical equipment is enclosed within the building or is screened from the public street by the building itself.

Refuse Screening – *Meets requirements with Conditions of Approval*

- Refuse and recycling storage containers are subject to the screening requirements in Chapter 535.
- The submitted plans show that refuse and storage containers would be located outside of the building at the rear and that new screening would be provided for compliance with applicable standards of the zoning code. Staff is recommending a condition of approval that the applicant provide screening for the refuse and storage containers in compliance with these standards.

Lighting – *Meets requirements*

- Existing and proposed lighting must comply with Chapter 535 and Chapter 541 of the zoning code.
- There are no plans indicating changes to existing lighting on the subject property.

Fences – Not applicable

- Fences must comply with the requirements in [Chapter 535](#). Refuse and recycling storage container screening is typically regulated as fencing for zoning purposes (see Refuse Screening section above).

Specific Development Standards – Meets requirements

- The applicant's proposal meets the specific development standards for a multiple-family dwelling with 5 units or more in [Chapter 536](#).

DP Downtown Parking Overlay District Standards – Meets requirements

- The proposal is in compliance with the DP Downtown Parking Overlay District standards. No accessory off-street vehicle parking is existing or proposed on the subject property.

Applicable Policies of the Comprehensive Plan

The proposed use would be consistent with the applicable guidance and policies of [Minneapolis 2040 \(2020\)](#):

| Future Land Use | Guidance | Staff Comment |
|--|--|--|
| Public, Office, and Institutional | Accommodates major office centers, public and semi-public uses, including museums, hospitals, civic uses, and college and university campuses. Entertainment uses of greater intensity such as stadiums should be focused in downtown and university campuses. Multi-story residential uses are permitted in this category, with mixed-use encouraged – particularly fronting major corridors. | The proposed conversion of the existing multi-story building into 55 dwelling units is consistent with the Future Land Use Guidance for the Public, Office, and Institutional designation. |
| Built Form | Guidance | Staff Comment |
| Core 50 | New and remodeled buildings in the Core 50 district should reflect a variety of building types on both moderate and large sized lots, with multiple buildings per block. The Core 50 district supports the office core as the center of the region's economy, with the largest building types in the city. Building heights should be at least 10 stories, with no maximum. | The existing building is 5 stories and is nonconforming to the minimum building height of the BFC50 district. There are no proposed additions to the building under this application. |

The following policies and action steps from [Minneapolis 2040 \(2020\)](#) apply to this proposal:

Policy 1. Access to Housing: Increase the supply of housing and its diversity of location and types.

- Allow housing to be built in all areas of the city, except in Production and Distribution areas.
- Allow the highest-density housing in and near Downtown.
- Allow multifamily housing on public transit routes, with higher densities along high-frequency routes and near METRO stations.

Policy 80. Development Near METRO Stations: Support development and public realm improvements near existing and planned METRO stations that result in walkable districts for living, working, shopping, and recreating.

- a. Allow and encourage a dense mix of housing, employment, and commercial goods and services near METRO stations.
- b. Develop affordable housing near METRO stations.
- g. Orient buildings to the sidewalk.

RECOMMENDATIONS

The Department of Community Planning and Economic Development (CPED) recommends that the City Planning Commission adopt staff findings for the applications by Hennepin County for the property located at 219 4th Street South:

A. Variance.

Recommended motion: The City Planning Commission **approves** the variance to the minimum gross floor area per dwelling unit from 350 sq. ft. to 249 sq. ft. for efficiency units and from 500 sq. ft. to 428 sq. ft. for one-bedroom units, subject to the following conditions:

1. All site improvements shall be completed by November 1, 2024, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.

B. Variance.

Recommended motion: The City Planning Commission **approves** the variance to the minimum number of long-term bicycle parking spaces accessible without the use of stairs or an elevator, subject to the following conditions:

1. All site improvements shall be completed by November 1, 2024, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The applicant shall work with staff to provide at least 5 short-term bicycle parking spaces on the ground level of the property, either in the public right-of-way or within an interior space of the building.

C. Site Plan Review.

Recommended motion: The City Planning Commission **approves** the site plan review for conversion of the existing hotel into 55 dwelling units, subject to the following conditions:

1. All site improvements shall be completed by November 1, 2024, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
4. This project is subject to Inclusionary Zoning requirements unless it qualifies for an exemption. A fully executed Inclusionary Zoning Compliance Plan will be required before a commercial building permit will be issued.
5. Unless exempt, all final site plan approvals subject to conditions of inclusionary housing shall be filed with the Office of the Hennepin County Recorder or Registrar of Titles and evidence of proper filing shall be submitted to the zoning administrator prior to the issuance of any building permits.

PLAN15360

6. The applicant shall meet the requirements for a minor Travel Demand Management Plan.
7. The applicant shall work with staff to provide at least 5 short-term bicycle parking spaces on the ground level of the property, either in the public right-of-way or within an interior space of the building.
8. The applicant shall provide screening for the refuse and recycling storage containers, in compliance with applicable standards of Chapter 535 of the zoning code.

ATTACHMENTS

1. Oblique aerial photo
2. Written description and findings submitted by applicant
3. Site plans
4. Plans
5. Photos
6. Travel Demand Management Plan
7. Public comment



Project Description
Federal Plaza Change of Occupancy
09/27/2022

Prepared by
hw² design, llc
for
Hennepin County Housing and Redevelopment Authority (HCHRA)

The Federal Plaza (formerly known as the LuMinn Hotel) at 219 4th St S was initially purchased by the Hennepin County Housing and Redevelopment Authority (HCHRA) to house individuals experiencing homelessness during the pandemic with a long-term vision to convert the property into 55 permanent affordable housing units.

The existing units consist of a living area, bathroom, and kitchenette. As part of the conversion process, the HCHRA will be adding kitchen ventilation to each unit as required by the mechanical code.

The existing building includes amenity spaces such as a meeting room and lounge area. These spaces will be maintained for resident use. Existing commercial laundry facilities will be converted to resident use, with the number of washers and dryers meeting plumbing code requirements. Minor updates to the electrical system will be made to provide building code required emergency lighting in the electrical room.

In addition to the building, mechanical, and electrical code updates required by the change in occupancy, the HCHRA is seeking two zoning code variances.

The first requested variance is to classify the existing units as efficiency dwelling units, even though 35 of the 55 units are below the 350 square foot minimum gross floor area of efficiency units required by Section 535.90 of the City of Minneapolis Municipal Code. The units range in size from 249 square feet to 467 square feet, with an average size of 328 SF of rentable space.

The HCHRA had planned to pursue SRO zoning for this building, which would accommodate the room size, but SRO zoning does not currently allow kitchenettes. The existing kitchenette in each room is a useful amenity that allows tenants the independence of cooking their own meals.

The second requested variance is to allow all required bike storage in the basement. Section 541.320.(b)6 of the City of Minneapolis Municipal Code requires one bike parking space per dwelling unit and requires that 50% of the required long-term bicycle parking spaces be accessible without requiring the use of stairs or an elevator. The HCHRA seeks a variance to allow all tenant bike parking on the lower level, which is accessible via an existing elevator capable of accommodating an adult-sized bike horizontally, so that the existing amenity spaces on the main level can remain for resident use.

LAND USE APPLICATION VARIANCE STATEMENT

Federal Plaza Change of Occupancy

10/10/2022

Prepared by
hw² design, llc
for

Hennepin County Housing and Redevelopment Authority (HCHRA)

VARIANCE – EFFICIENCY UNIT SIZE

1) Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.

Response:

The property, which is currently an existing 55 room hotel, was initially purchased by Hennepin County to house individuals experiencing homelessness during the pandemic with a long-term vision to convert the property into 55 permanent housing units. The county planned to pursue SRO zoning for this building but because the units have kitchenettes, the units must be classified as Dwelling Units instead of SROs. The county seeks a variance on the size of the existing units.

The existing units, comprised of a living area, bathroom, and kitchenette, range in size from 249 gross square feet to 467 gross square feet, with an average size of 328 SF of gross area. Thirty-five of the units are below 350 gross square feet. The existing kitchenette in each room is a useful amenity that allows the residents the independence of cooking their own meals. Removal of the kitchenets to meet the definition of SRO housing would be a dis-service to the residents and reduce the usefulness of the housing. There are three grocery stores within a half mile of the building and one general merchandiser in less than a mile.

This application for variance requests that the existing units under the 350 square foot minimum gross floor area of efficiency units required by Section 535.90 of the City of Minneapolis Municipal Code be allowed to remain so that the County may provide housing to a greater number of residents.

2) The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and comprehensive plan.

Response:

The proposed use as an 'R-2 Apartment' is a permitted use in Zoning District B4. Providing smaller living options will contribute to eliminating disparities and providing affordable and accessible housing near job opportunities in the downtown area, bus lines and light-rail. Housing in the downtown area with convenient access to public transportation reduces the requirement for automobiles, leading to a reduction in greenhouse gas emissions.

LAND USE APPLICATION VARIANCE STATEMENT

Federal Plaza Change of Occupancy

10/10/2022

3) The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property of nearby properties.

Response:

The proposed variance to allow efficiency units under the minimum size does not introduce a use of the property that is different than the many apartment buildings in the area, so the character of the community will not be negatively impacted. The size of the efficiency units will not create a new use condition that would impact the use of the building.

LAND USE APPLICATION VARIANCE STATEMENT

Federal Plaza Change of Occupancy

10/10/2022

Prepared by
hw² design, llc
for

Hennepin County Housing and Redevelopment Authority (HCHRA)

VARIANCE – BICYCLE PARKING LOCATION

1) Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.

Response:

The building is located on a zero-lot-line property, which makes adding exterior bicycle parking impossible. The main level of the building is comprised of existing spaces allocated to uses that are integral to the function and use of the building, such as management offices, dwelling units and communal spaces.

This application for variance requests that all long-term bicycle parking be allowed to exist only on the lower level, which is accessible via an existing elevator. The elevator meets code size requirements for ambulance stretchers, 6'-7"x5'-6"; it will accommodate a typical bicycle, approximately 5'-9" in length, in the horizontal position.

2) The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and comprehensive plan.

Response:

The proposed location of indoor bicycle parking on the lower level that is accessible via a large elevator will not make bicycle storage onerous, which is in keeping with the spirit of the downtown business district zoning objectives of reducing the automobile usage and the related greenhouse gas emissions.

3) The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property of nearby properties.

Response:

The proposed location of indoor bicycle parking does not impact adjacent properties or the surrounding community.



Federal Plaza Change of Occupancy

219 S 4th St
Minneapolis, MN

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DRAWING INDEX

| SHEET # | SHEET NAME | 04.04.2022 - ISSUE FOR SAC SUBMITTAL | 04.19.22 - ISSUED FOR PERMIT | 08.29.2022 - ISSUED FOR GENERAL LAND USE APPLICATION ANALYSIS | 08.29.2022 - REVISION FOR CITY COMMENTS | 10.03.22 - REVISION FOR LUA | 10.10.22 - REVISION FOR LUA |
|---------|------------|--------------------------------------|------------------------------|---|---|-----------------------------|-----------------------------|
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|--------------|--|---|---|---|---|---|---|
| ARCHITECTURE | | | | | | | |
| A00.00 | DRAWING INDEX AND GENERAL NOTES | • | • | • | • | | |
| A00.01 | GENERAL INFORMATION - MOUNTING HEIGHTS & AND ACCESSIBILITY BUILDING BLOCKS | | • | | • | | |
| A00.05 | ARCHITECTURAL SITE/ROOF PLAN & ZONING ANALYSIS | | | • | | | • |
| A00.06 | EXISTING BUILDING PHOTOS | | | • | | | |
| A00.07 | TRAVEL DEMAND MANAGEMENT PLAN | | | • | | | |
| A10.00 | LIFE SAFETY - CODE ANALYSIS | | • | • | • | | |
| A10.01 | LIFE SAFETY - LL & 1ST | | • | • | • | | |
| A10.02 | LIFE SAFETY - 2ND & 3RD | | • | • | • | | |
| A10.03 | LIFE SAFETY - 4TH & 5TH | | • | • | • | | |
| A10.11 | ACCESSIBILITY & WORK PLANS - LL & 1ST | | • | • | • | | |
| A10.12 | ACCESSIBILITY & WORK PLANS - 2ND & 3RD | | • | • | • | | |
| A10.13 | ACCESSIBILITY & WORK PLANS - 4TH & 5TH | | • | • | • | | |
| A10.14 | ENLARGED PLANS - ACCESSIBILITY & MEP MODIFICATIONS | | • | • | • | | |
| A10.15 | ENLARGED PLANS - ACCESSIBLE UNITS | | • | • | • | • | |

GENERAL NOTES

1.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE CODES AND REGULATIONS. APPLICABLE CODES INCLUDE:

2020 MINNESOTA BUILDING CODE
2.

CONTRACTOR SHALL VISIT THE PROJECT SITE AND APPRAISE HIMSELF/HERSELF OF EXISTING CONDITIONS AND SEQUENCES FOR INSTALLATION.
3.

DO NOT SCALE DRAWINGS. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK, AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES OCCURRED.
4.

MATERIALS AND NOTES COMMON TO SEVERAL DRAWINGS MAY BE NOTED ON ONLY ONE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENTIRE SET OF DOCUMENTS. REVIEW SPECIFICATIONS FOR INSTRUCTIONS NOT SHOWN ON DRAWINGS.
5.

REFERENCES SHOWN ON DRAWINGS DO NOT NECESSARILY INDICATE ALL LIKE CONDITIONS AND DO NOT LIMIT APPLICATION OF DRAWING OR DETAILS. WHERE SPECIFIC DIMENSION, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT PRIOR TO PRECEDING WITH THE WORK.
6.

CONTRACTOR SHALL MAINTAIN CLEAN AND PRESENTABLE WORK AND STORAGE AREAS, AND SHALL NOT ALLOW ANY MATERIALS AS A RESULT OF DEMOLITION OR CONSTRUCTION TO ACCUMULATE.
7.

PRIOR TO COMMENCEMENT OF ANY OPERATIONS, EACH CONTRACTOR SHALL EXAMINE WORK PERFORMED BY OTHERS TO WHICH HIS OR HER WORK ADJOINS OR IS APPLIED, AND REPORT TO THE ARCHITECT ANY CONDITIONS PREVENTING SATISFACTORY ACCOMPLISHMENT OF THEIR WORK, STARTING WORK OF ANY OPERATION SHALL INDICATE ACCEPTANCE OF CONDITIONS.
8.

CUTTING AND PATCHING: COMPLY WITH REQUIREMENTS FOR AND LIMITATIONS ON CUTTING AND PATCHING OF CONSTRUCTION ELEMENTS.
A. STRUCTURAL ELEMENTS: WHEN CUTTING AND PATCHING STRUCTURAL ELEMENTS, NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF LOCATIONS AND DETAILS OF CUTTING AND AWAIT DIRECTION/CONFIRMATION FROM BOTH ARCHITECT AND STRUCTURAL ENGINEER BEFORE PROCEEDING. SHORE, BRACE, AND SUPPORT STRUCTURAL ELEMENT DURING CUTTING AND PATCHING. DO NOT CUT AND PATCH STRUCTURAL ELEMENTS IN A MANNER THAT COULD CHANGE THEIR LOAD-CARRYING CAPACITY OR INCREASE DEFLECTION.
B. OPERATIONAL ELEMENTS: DO NOT CUT AND PATCH OPERATING ELEMENTS AND RELATED COMPONENTS IN A MANNER THAT RESULTS IN REDUCING THEIR CAPACITY TO PERFORM AS INTENDED OR THAT RESULTS IN INCREASED MAINTENANCE OR DECREASED OPERATIONAL LIFE OR SAFETY.
C. OTHER CONSTRUCTION ELEMENTS: DO NOT CUT AND PATCH OTHER CONSTRUCTION ELEMENTS OR COMPONENTS IN A MANNER THAT COULD CHANGE THEIR LOAD-CARRYING CAPACITY, THAT RESULTS IN REDUCING THEIR CAPACITY TO PERFORM AS INTENDED, OR THAT RESULTS IN INCREASED MAINTENANCE OR DECREASED OPERATIONAL LIFE OR SAFETY.
D. VISUAL ELEMENTS: DO NOT CUT AND PATCH CONSTRUCTION IN A MANNER THAT RESULTS IN VISUAL EVIDENCE OF CUTTING AND PATCHING. DO NOT CUT AND PATCH EXPOSED CONSTRUCTION IN A MANNER THAT WOULD, IN ARCHITECT'S OPINION, REDUCE THE BUILDING'S AESTHETIC QUALITIES, REMOVE AND REPLACE CONSTRUCTION THAT HAS BEEN CUT AND PATCHED IN A VISUALLY UNSATISFACTORY MANNER.
9.

IN-PLACE MATERIALS: USE MATERIALS FOR PATCHING IDENTICAL TO IN-PLACE MATERIALS. FOR EXPOSED SURFACES, USE MATERIALS THAT VISUALLY MATCH IN-PLACE ADJACENT SURFACES TO THE FULLEST EXTENT POSSIBLE.
10.

INSTALLATION: LOCATE THE WORK AND COMPONENTS OF THE WORK ACCURATELY, IN CORRECT ALIGNMENT AND ELEVATION, AS INDICATED.
A. CONDUCT CONSTRUCTION OPERATIONS SO NO PART OF THE WORK IS SUBJECTED TO DAMAGING OPERATIONS OR LOADING IN EXCESS OF THAT EXPECTED DURING NORMAL CONDITIONS OF OCCUPANCY.
B. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLING PRODUCTS IN APPLICATIONS INDICATED.
C. INSTALL PRODUCTS AT THE TIME AND UNDER CONDITIONS THAT WILL ENSURE THE BEST POSSIBLE RESULTS. MAINTAIN CONDITIONS REQUIRED FOR PRODUCT PERFORMANCE UNTIL SUBSTANTIAL COMPLETION.
D. PROVIDE BLOCKING AND ATTACHMENT PLATES AND ANCHORS AND FASTENERS OF ADEQUATE SIZE AND NUMBER TO SECURELY ANCHOR EACH COMPONENT IN PLACE, ACCURATELY LOCATED AND ALIGNED WITH OTHER PORTIONS OF THE WORK.
E. MAKE JOINTS OF UNIFORM WIDTH. WHERE JOINT LOCATIONS IN EXPOSED WORK ARE NOT INDICATED, COORDINATE WITH ARCHITECT TO ARRANGE JOINTS FOR THE BEST VISUAL EFFECT. FIT EXPOSED CONNECTIONS TOGETHER TO FORM HAIRLINE JOINTS.
F. REPAIR OR REMOVE AND REPLACE DEFECTIVE CONSTRUCTION. REPAIRING INCLUDES REPLACING DEFECTIVE PARTS, REFINISHING DAMAGED SURFACES, TOUCHING UP WITH MATCHING MATERIALS, AND PROPERLY ADJUSTING OPERATING EQUIPMENT. WHERE DAMAGED OR WORN ITEMS CANNOT BE REPAIRED OR RESTORED, PROVIDE REPLACEMENTS.
11.

UPON COMPLETION OF WORK, CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS. ALL AREAS AFFECTED BY THE PROJECT SHALL BE DELIVERED CLEAN, WHOLE AND FIT FOR IMMEDIATE OCCUPANCY.
12.

ALL EXISTING CONDITIONS TO REMAIN SHALL HAVE PROTECTION APPLIED TO KEEP THE FINISH (FLOOR, WALLS, CEILINGS) FROM GETTING DAMAGED FROM CONSTRUCTION WORK.
13.

ALL DIMENSIONS ARE TO FACE OF SHEATHING UNLESS NOTED OTHERWISE.
14.

MAINTAIN DIMENSIONS NOTED AS "MINIMUM" OR "CLEAR".
15.

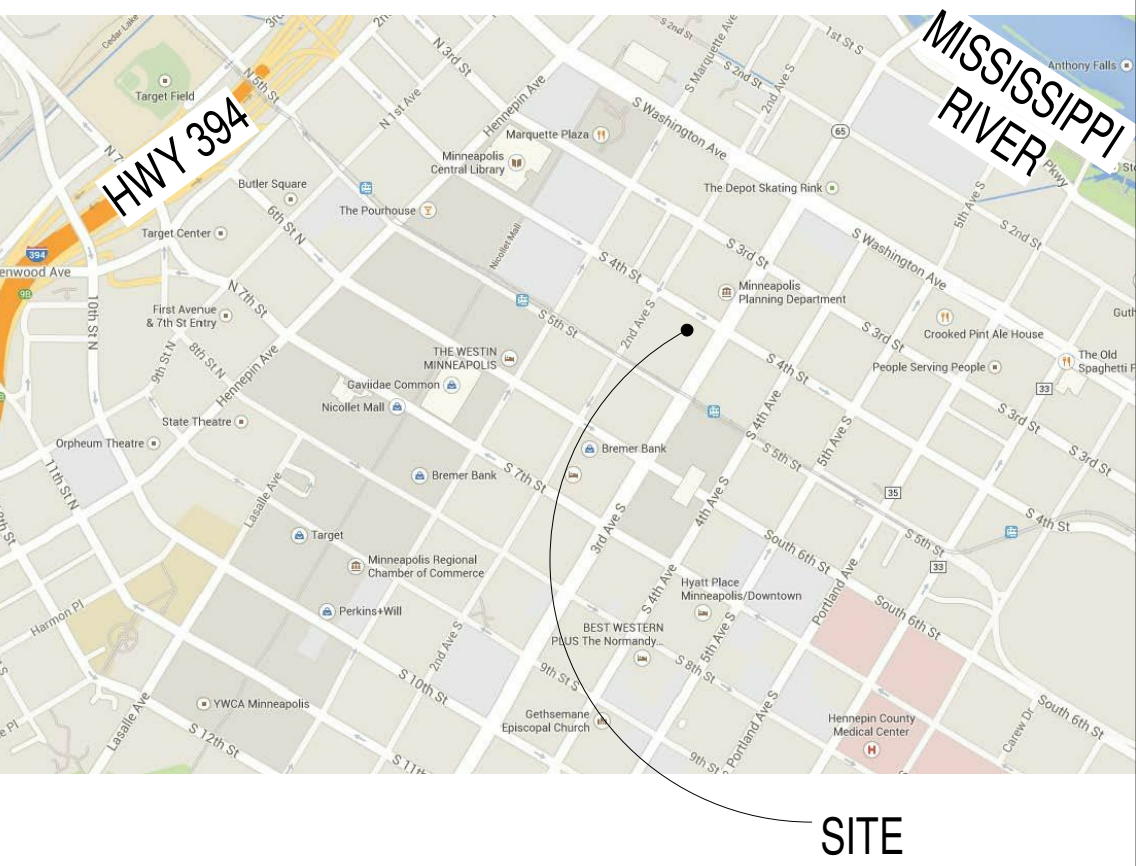
PARTITIONS NOT DIMENSIONED ARE GENERALLY LOCATED BY ONE OF THE FOLLOWING CRITERIA:
A. CENTERLINE - CENTER OF THE PARTITION ALIGNS WITH THE CENTER OF THE GRIDLINE OR OBJECT CENTERLINE (SUCH AS A COLUMN LINE OR WINDOW MULLION).
B. ALIGN - LOCATE THE PARTITION FLUSH WITH THE FACE OF THE GYPSUM BOARD, OR OTHER SURFACE AS INDICATED.
16.

DOOR OPENINGS ARE DIMENSIONED TO FACE OF JAMB. IF NOT DIMENSIONED, THE HINGE SIDE OF THE DOOR JAMBS SHALL BE SPACED 4" FROM THE FACE OF THE ADJACENT WALL.
17.

IT IS THE DESIGN INTENT THAT ALL ITEMS SHOWN MOUNTED AT TYPICAL HEIGHTS BE ACCESSIBLE TO PERSON WITH DISABILITIES IN ACCORDANCE WITH THE LOCAL ACCESSIBILITY CODE.
18.

THE PURPOSE OF THE MOUNTING HEIGHTS SHEET IS TO ILLUSTRATE THE TYPICAL HEIGHTS AND WHERE APPLICABLE, THE TYPICAL MINIMUM OR MAXIMUM CLEARANCES, AND/OR TYPICAL MOUNTING CONFIGURATIONS FOR A VARIETY OF BUILT / INSTALLED ITEMS. REFER TO THE PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES, AND SPECIFICATIONS TO DETERMINE WHICH ITEMS AND CONFIGURATIONS APPLY TO THE SPECIFIC SCOPE OF THE WORK OF THIS PROJECT.

SITE MAP



| | | |
|----|----------------------------|----------|
| 6 | REVISION FOR LUA | 10.10.22 |
| 5 | REVISION FOR LUA | 10.03.22 |
| 4 | REVISION FOR CITY COMMENTS | 08.29.22 |
| 3 | ISSUE FOR LUA | 08.29.22 |
| 2 | ISSUED FOR PERMIT | 04.19.22 |
| 1 | ISSUED FOR SAC SUBMITTAL | 04.04.22 |
| NO | ISSUE | DATE |

JOB NUMBER 22.014.0314

DRAWING INDEX AND GENERAL NOTES

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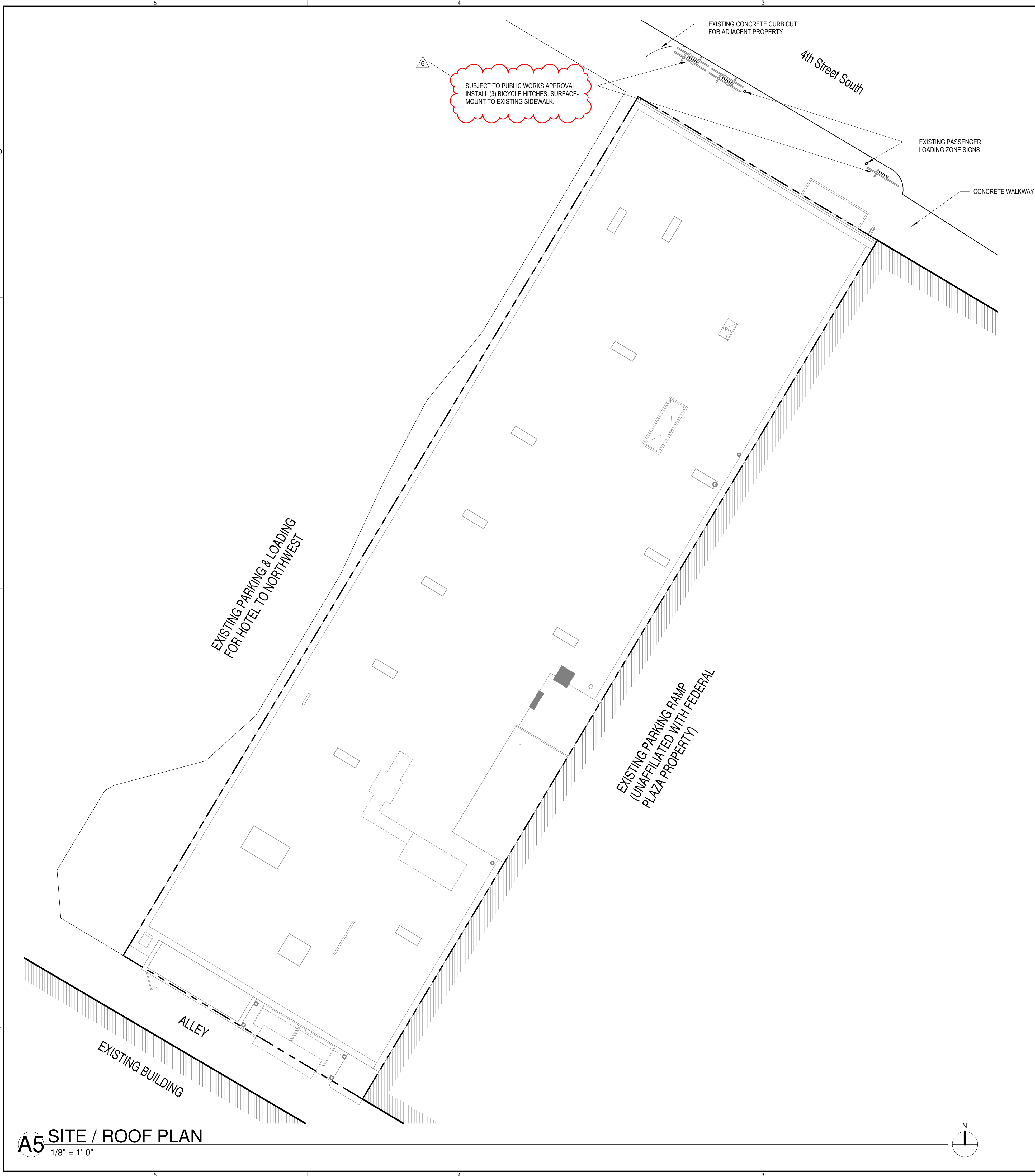


Federal Plaza Change of Occupancy

219 S 4th Street
Minneapolis, MN 55401

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
NAME: ANDREA HAMMEL WOLLAK

SIGNATURE: [Signature]
DATE: 08.29.2022 LICENSE #48183



ZONING CODE ANALYSIS

PROJECT SCOPE OF WORK
CONVERSION OF 55 UNIT EXISTING HOTEL (R-1) INTO 55 DWELLING UNIT MULTI-FAMILY BUILDING (R-2). THE EXISTING BUILDING WAS CONSTRUCTED AS AN OFFICE BUILDING IN 1914 AND CONVERTED INTO A HOTEL IN 2017.

PROPERTY INFORMATION
PROPERTY ID: 23-029-24-33-0015
ADDRESS: 219 S TH STREET, MINNEAPOLIS, MN 55401

REGULATIONS OF GENERAL APPLICABILITY (CHAPTER 535)
GENERAL PROVISIONS (ARTICLE I)
EXISTING RESIDENTIAL BUILDINGS SHALL HAVE THE RIGHTS OF A CONFORMING BUILDING, EXCEPT THAT SAID BUILDING SHALL NOT BE ENLARGED, ALTERED, OR RELOCATED IN SUCH A WAY TO INCREASE ITS NON-CONFORMITY PER 535.90(9).
MINIMUM GROSS FLOOR AREA: EFFICIENCY UNITS ARE REQUIRED TO HAVE A MINIMUM AREA OF 350 SF. A VARIANCE IS BEING APPLIED FOR THROUGH THE GENERAL LAND USE APPLICATION PROCESS TO ALLOW THE EXISTING UNIT SIZES TO REMAIN AS IS. SEE SHEET A10.15 FOR THE UNIT SQUARE FOOTAGE MATRIX.
PRINCIPAL ENTRANCE AND PEDESTRIAN: EXISTING TO REMAIN AS IS.
WINDOWS: EXISTING TO REMAIN AS IS.
ATTACHED GARAGE FACING FRONT LOT LINE: NONE EXISTING OR PROPOSED.
CONVERSIONS: NONE PROPOSED.

LOT CONTROLS (ARTICLE II)
SEE LOT AREA REQUIREMENTS BELOW.

YARD CONTROLS (CHAPTER 535, ARTICLE III)
SEE SETBACK REQUIREMENTS BELOW.

PROTECTION OF NATURAL FEATURES (ARTICLE IV)
NO SITE LANDSCAPING EXISTS OR IS PROPOSED AS PROPERTY IS ZERO-LOT-LINE.
SEE ALSO IMPERVIOUS SURFACE REQUIREMENTS BELOW.

GENERAL PERFORMANCE STANDARDS (ARTICLE IX)
NO ALTERATIONS ARE PROPOSED THAT WOULD CREATE OR INCREASE EXISTING LIGHT, GLARE AND HEAT, NOISE, ODOR EMISSIONS, OR AIR ADMISSIONS LEVELS.
NO STORAGE OF EXPLOSIVE OR FLAMMABLE MATERIALS OR HAZARDOUS MATERIALS IS PROPOSED.
NO ALTERATIONS TO EXISTING WASTE DISCHARGE OR STORMWATER MANAGEMENT ARE PROPOSED.

INCLUSIONARY HOUSING (ARTICLE XIV)
PROPOSED USE IS TO PROVIDE 100% OF THE UNITS AFFORDABLE.

OFF-STREET PARKING LOADING AND MOBILITY (CHAPTER 541)
SPECIFIC OFF-STREET PARKING REQUIREMENTS (ARTICLE III)
PARKING TYPE REQUIRED EXISTING PROPOSED
VEHICLE PARKING 52 MAX 0 0
BICYCLE PARKING 55 MIN 0 55*
50 PARKING SPACES ARE TO MEET LONG-TERM PARKING DEFINITIONS AND BE OF NON-LIFTING TYPE. A VARIANCE IS BEING APPLIED FOR THROUGH THE GENERAL LAND USE APPLICATION PROCESS TO ALLOW ALL OF THESE SPACES TO BE LOCATED ON THE LOWER LEVEL (BASEMENT). SEE WORK PLAN AS/A10.11.
5 PARKING SPACES ARE TO MEET SHORT-TERM PARKING DEFINITIONS. APPROVAL FROM PUBLIC WORKS IS BEING PURSUED TO PROVIDE THESE SPACES OUTSIDE THE BUILDING IN THE PUBLIC RIGHT-OF-WAY.
ELECTRIC VEHICLE CHARGING (ARTICLE IV)
NONE REQUIRED IF NO VEHICLE PARKING SPACES ARE PROVIDED.
ACCESS TO PARKING AND LOADING (ARTICLE V)
NO NEW CURB CUTS ARE PROPOSED AS NO PARKING IS TO BE PROVIDED.
SPECIFIC OFF-STREET LOADING REQUIREMENTS (ARTICLE IX)
NO LOADING IS REQUIRED PER TABLE 541-9. HOWEVER, A PASSENGER LOADING ZONE IS REQUIRED PER SITE PLAN REVIEW SECTION 530.155. ONE SUCH ZONE EXISTS ON 4TH STREET AND IS MARKED BY EXISTING SIGNS AS SHOWN ON THE SITE PLAN AND IN THE EXISTING BUILDING PHOTOGRAPHS ON SHEET A00.06.

B4 DOWNTOWN BUSINESS DISTRICT (CHAPTER 549)
PERMITTED USE
MULTIPLE-FAMILY DWELLING, FIVE (5) UNITS OR MORE IS A PERMITTED USE
LOT DIMENSION REQUIREMENTS
MIN. LOT AREA, WIDTH: 5000 SF, 40'-0" WIDE
EXISTING LOT AREA, WIDTH: 6972 SF, 44.18 FEET WIDE
PROPOSED: NO CHANGE

DP DOWNTOWN PARKING OVERLAY DISTRICT (CHAPTER 551, ARTICLE IX)
NONE OF THE PROVISIONS APPLY TO THE PROPOSED USE AS A 55 UNIT MULTIPLE-FAMILY DWELLING.

CORE 50 BUILT FORM OVERLAY DISTRICT (CHAPTER 552)
MAX. FLOOR AREA RATIO (ARTICLE III)
MINIMUM FLOOR AREA RATIO REGULATIONS SHALL NOT APPLY TO THE EXPANSION OF BUILDINGS EXISTING ON THE EFFECTIVE DATE OF THIS ORDINANCE.
MAXIMUM F.A.R.: 16.0
EXISTING F.A.R.: 5.8
PROPOSED: NO CHANGE
HEIGHT OF PRINCIPAL BUILDINGS (ARTICLE V)
MAXIMUM HEIGHT: NO LIMIT
EXISTING HEIGHT: 6 STORIES, 167 FEET
PROPOSED: NO CHANGE
LOT DIMENSIONS (ARTICLE VIII)
MAXIMUM LOT AREA: NONE
EXISTING LOT AREA: 6792 SF
PROPOSED: NO CHANGE
LOT DIMENSIONS (ARTICLE IX)
MINIMUM YARDS: NONE
EXISTING YARDS: NONE
PROPOSED: NO CHANGE
LOT AND IMPERVIOUS SURFACE COVERAGE (ARTICLE X)
MAXIMUM LOT COVERAGE: 100%
EXISTING LOT COVERAGE: 96.7%
PROPOSED: NO CHANGE
MAX. IMPERVIOUS: 100%
EXISTING IMPERVIOUS: 100%
PROPOSED: NO CHANGE



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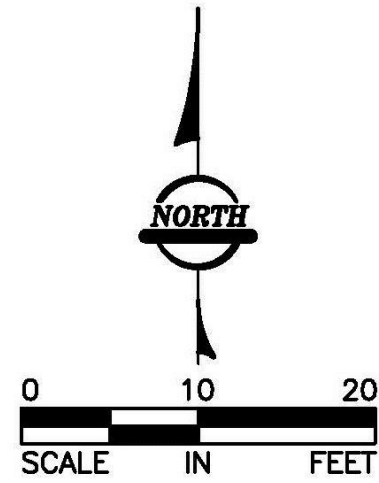
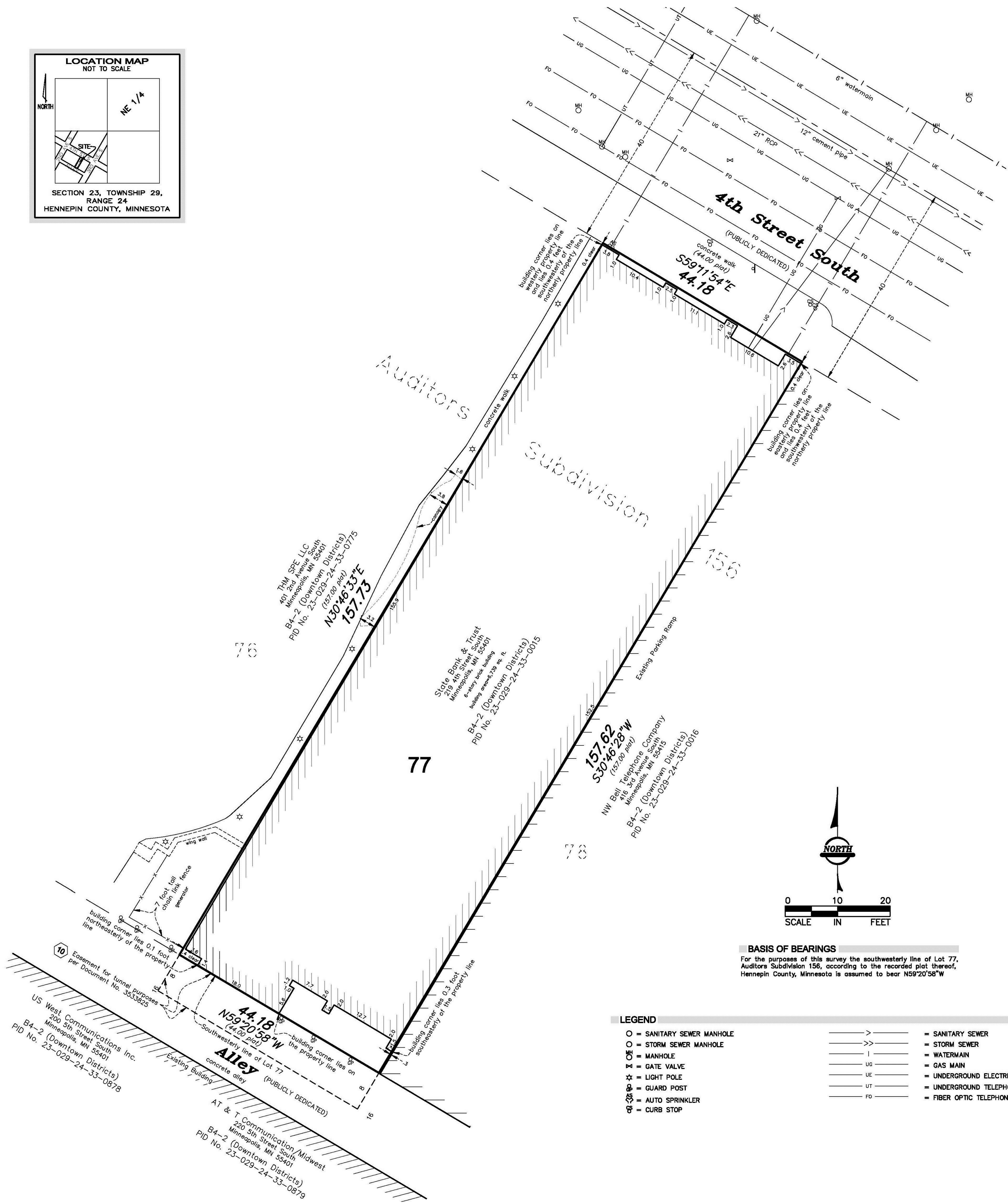
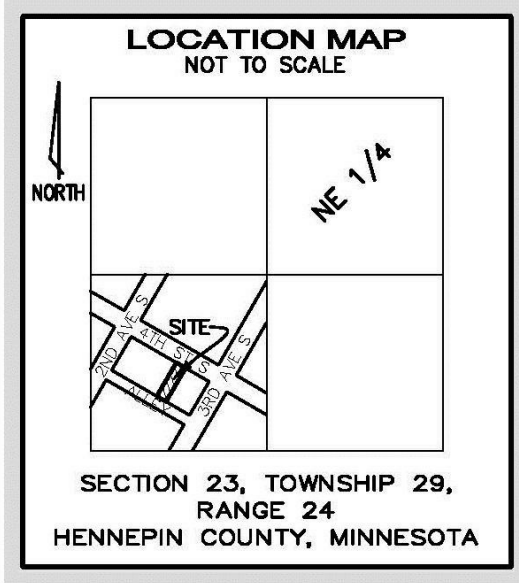
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| 6 | REVISION FOR LUA | 10.10.22 |
| 3 | ISSUE FOR LUA | 08.29.22 |
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JOB NUMBER 22.014.0314

ARCHITECTURAL
SITE/ROOF PLAN
& ZONING
ANALYSIS

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BASIS OF BEARINGS
For the purposes of this survey the southwesterly line of Lot 77, Auditor's Subdivision 156, according to the recorded plat thereof, Hennepin County, Minnesota is assumed to bear N89°20'58"W

- LEGEND**
- | | |
|----------------------------|------------------------------|
| ○ = SANITARY SEWER MANHOLE | —>— = SANITARY SEWER |
| ○ = STORM SEWER MANHOLE | —>>— = STORM SEWER |
| ⊗ = MANHOLE | — — = WATERMAIN |
| ⊕ = GATE VALVE | —UG— = GAS MAIN |
| ☆ = LIGHT POLE | —UE— = UNDERGROUND ELECTRIC |
| ⊕ = GUARD POST | —UT— = UNDERGROUND TELEPHONE |
| ⊕ = AUTO SPRINKLER | —FO— = FIBER OPTIC TELEPHONE |
| ⊕ = CURB STOP | |

TRAVEL DEMAND MANAGEMENT PLAN

PROJECT DESCRIPTION
THE PROPERTY, WHICH IS CURRENTLY AN EXISTING 55 ROOM HOTEL, WAS INITIALLY PURCHASED BY HENNEPIN COUNTY TO HOUSE INDIVIDUALS EXPERIENCING HOMELESSNESS DURING THE PANDEMIC WITH A LONG-TERM VISION TO CONVERT THE PROPERTY INTO 55 PERMANENT HOUSING UNITS.

GOALS OF TRAVEL DEMAND MANAGEMENT PLAN
PROVIDE NO VEHICLE PARKING ON SITE SO AS TO CONTRIBUTE TO A REDUCTION IN GREENHOUSE GAS EMISSIONS AND INCREASE WALKING, BICYCLING, AND TRANSIT AS PRIMARY MODES OF TRAVEL.

ACKNOWLEDGEMENT OF SELF-REPORTED AUDITS
THE OWNER COMMITS TO PROVIDING SELF-REPORTED AUDITS EVERY TWO (2) YEARS TO THE PLANNING DIRECTOR AND CITY ENGINEER REGARDING THE ONGOING COMPLIANCE WITH THE REQUIRED STRATEGIES UNTIL IT IS DEMED THA TTHE DEVELOPMENT IS SUFFICIENTLY MEETING CITY MODE SPLIT AND SAFETY GOALS.

SIGNATURES

APPLICANT

PLANNING DIRECTOR

PUBLIC WORKS DIRECTOR



Federal Plaza Change of Occupancy

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Minneapolis, MN 55401

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SIGNATURE:
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| 3 | ISSUE FOR LUA | 08.29.22 |
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TRAVEL DEMAND MANAGEMENT PLAN

A00.07

A5 EXISTING SURVEY
NOT TO SCALE

CODE ANALYSIS

PROJECT: FEDERAL PLAZA BUILDING - HOTEL CONVERSION
219 SOUTH 4TH STREET
MINNEAPOLIS, MN 55401

DESCRIPTION: THE EXISTING OCCUPANCY IS PROPOSED TO UNDERGO A CHANGE FROM R-1 (HOTEL) TO R-2 (APARTMENTS).

THE ANALYSIS WILL EXAMINE THE REQUIREMENTS DUE TO THE CHANGE OF OCCUPANCY UNDER THE CURRENT (2020) BUILDING CODES AND, IF APPLICABLE, HOW THOSE REQUIREMENTS DIFFER FROM THE PREVIOUS (2015) CODES UNDER WHICH THE PROJECT WAS FIRST ANALYZED.

NO CHANGES ARE PROPOSED, EXCEPT THOSE REQUIRED TO BRING ITEMS UP TO CODE, TO THE EXISTING BUILDING SPACES, ENVELOPE, STRUCTURE, MECHANICAL, PLUMBING OR ELECTRICAL SYSTEMS, FIRE PROTECTION SYSTEMS, OR ELEVATOR.

CODE REFERENCES:
2020 MINNESOTA CONSERVATION OF EXISTING BUILDINGS CODE (MnEBC)
2020 MINNESOTA BUILDING CODE (MnBC)
2020 MINNESOTA ENERGY CODE (MnEC)
2020 MINNESOTA ACCESSIBILITY CODE (MnAAC)
2020 MINNESOTA MECHANICAL AND FUEL GAS CODE (MnMC)
2020 MINNESOTA PLUMBING CODE (MnPPC)
2020 MINNESOTA FIRE CODE (MnFC)

SCOPING PER SECTION 1000.040 SUBP. 2 EXCEPTION 1 OF THE 2020 MINNESOTA BUILDING CODE, EXISTING BUILDINGS UNDERGOING REPAIR, ALTERATION, CHANGE OF OCCUPANCY, ADDITION, OR BEING MOVED SHALL BE PERMITTED TO BE DESIGNED TO COMPLY WITH MINNESOTA RULES, CHAPTER 1311, OTHERWISE KNOWN AS THE MINNESOTA CONSERVATION CODE FOR EXISTING BUILDINGS.

SPECIFIC TO A CHANGE IN USE, SECTION 1300.020 SUBP. 3 STATES THAT 'CHANGES IN THE CHARACTER OR USE OF AN EXISTING STRUCTURE MUST COMPLY WITH CHAPTER 1305 OR 1311.' FOR THIS PROJECT, ANALYSIS FOR COMPLIANCE WILL BE BASED ON 2020 MnEBC.

OCCUPANCY OF THE BUILDING OR PORTION THEREOF.

2020 MINNESOTA CONSERVATION CODE FOR EXISTING BUILDINGS

CHAPTER 3 PROVISIONS FOR ALL COMPLIANCE METHODS

SECTION 301 ADMINISTRATION

PER SECTION 301.3 ALTERATION, ADDITION OR CHANGE OF OCCUPANCY: 'ONE OF THREE COMPLIANCE METHODS MUST BE CHOSEN AND SHALL NOT BE APPLIED IN COMBINATION WITH EACH OTHER. FOR THIS PROJECT, THE WORK AREA COMPLIANCE METHOD SHALL BE FOLLOWED.

THE WORK AREA COMPLIANCE METHODS STATES THAT 'ALTERATIONS, ADDITIONS AND CHANGES OF OCCUPANCY COMPLYING WITH THE APPLICABLE REQUIREMENTS OF CHAPTERS 6 THROUGH 12 OF THIS CODE SHALL BE CONSIDERED IN COMPLIANCE WITH THE PROVISIONS OF THIS CODE.'

SECTION 305 ACCESSIBILITY FOR EXISTING BUILDINGS

EXISTING BUILDINGS OR PORTIONS OF EXISTING BUILDINGS UNDERGOING MAINTENANCE, CHANGE OF OCCUPANCY, ADDITIONS, ALTERATIONS, OR RECONSTRUCTION DUE TO SUBSTANTIAL DAMAGE OR SUBSTANTIAL IMPROVEMENTS SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES AS REQUIRED BY MINNESOTA RULES, CHAPTER 1341, HEREIN REFERRED TO AS THE 2020 MINNESOTA ACCESSIBILITY CODE.

THE SPECIFIC SECTION OF THE 2020 MnAC THAT REGULATES EXISTING BUILDINGS IS SECTION 305 AND THE APPLICABLE PROVISIONS ARE AS FOLLOWS.

PER SECTION 305.4 OF THE 2020 MnAC, EXISTING BUILDINGS THAT UNDERGO A CHANGE OF GROUP OR OCCUPANCY SHALL COMPLY WITH SECTION 305. EXCEPT THAT TYPE B DWELLINGS OR SLEEPING UNITS ARE NOT REQUIRED TO BE PROVIDED IN EXISTING BUILDINGS AND FACILITIES UNDERGOING A CHANGE OF OCCUPANCY IN CONJUNCTION WITH ALTERATIONS WHERE THE WORK AREA IS 50 PERCENT OR LESS OF THE AGGREGATE AREA OF THE BUILDING, WHICH IS THE CASE OF THIS PROJECT AS THERE IS NO WORK PROPOSED BEYOND THAT ASSOCIATED WITH A CHANGE IN OCCUPANCY. THEREFORE, NO TYPE B DWELLING UNITS ARE REQUIRED.

PER SECTION 1107.6 OF THE 2020 MnBC, THERE ARE DIFFERENT REQUIREMENTS FOR ACCESSIBLE UNITS IN R-1 TO R-2 OCCUPANCIES. THE R-1 (HOTEL) OCCUPANCY WAS REQUIRED TO PROVIDE FOUR FULLY-ACCESSIBLE UNITS. THE NEW R-2 (APARTMENT) OCCUPANCY IS REQUIRED TO PROVIDE TWO TYPE A UNITS PER SECTION 1107.6.2.2.1.

SINCE THE BUILDING HAS MORE THAN SEVEN DWELLING UNITS, AT LEAST 2 PERCENT OF THE UNITS MUST BE OF TYPE A. THERE ARE 55 EXISTING UNITS, WHICH WILL BE UNCHANGED. TWO PERCENT OF 55 IS 1.1, SO TWO TYPE A UNITS MUST BE PROVIDED. THERE ARE FOUR EXISTING FULLY-ACCESSIBLE UNITS, WHICH MEET AND/OR EXCEED THE SCOPING REQUIREMENTS OF TYPE A UNITS.

FURTHER, THE REQUIRED TYPE A UNITS MUST BE DISPERSED AMONG THE VARIOUS UNIT TYPES. ALL DWELLING UNITS ARE SINGLE-LEVEL UNITS WITH ONE SOME ONE-BED AND SOME TWO-BED UNITS, ONE QUEEN BED AND ONE KING BED TYPE A UNIT WILL BE PROVIDED ON THE THIRD AND FIFTH FLOORS, RESPECTIVELY.

SECTION 305.4 FURTHER FEATURES IN SUBP. 2 THAT FOR A COMPLETE CHANGE IN OCCUPANCY, ACCESSIBLE FEATURES LISTED BELOW MUST BE PROVIDED: ITEMS 1, 2, 3, AND 7 ARE EXISTING AND HAVE BEEN SITE VERIFIED AS MEETING CODE. SEE THE ACCESSIBILITY PLANS FOR MORE INFORMATION ON THESE EXISTING FEATURES. ITEMS 4, 5, AND 6 DO NOT APPLY TO THE BUILDING.

- NOT FEWER THAN ONE ACCESSIBLE BUILDING ENTRANCE.
- NOT FEWER THAN ONE ACCESSIBLE ROUTE FROM AN ACCESSIBLE BUILDING ENTRANCE TO PRIMARY FUNCTION AREAS.
- SIGNAGE COMPLYING WITH IBC SECTION 1111.
- ACCESSIBLE PARKING, WHERE PARKING IS BEING PROVIDED.
- NOT FEWER THAN ONE ACCESSIBLE PASSENGER LOADING ZONE, WHERE LOADING ZONES ARE PROVIDED.
- NOT FEWER THAN ONE ACCESSIBLE ROUTE CONNECTING ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER-LOADING ZONES TO AN ACCESSIBLE ENTRANCE.
- NOT FEWER THAN ONE ACCESSIBLE FAMILY OR ASSISTED-USE TOILET ROOM OR BATHING ROOM, OR ONE ACCESSIBLE MALE AND ONE ACCESSIBLE FEMALE TOILET ROOM OR BATHING ROOM. SHALL BE LOCATED ON AN ACCESSIBLE ROUTE NOT MORE THAN ONE STORY ABOVE OR ONE STORY BELOW A FLOOR WITHOUT SUCH FACILITIES. AT THE INACCESSIBLE TOILET AND BATHING ROOMS, DIRECTIONAL SIGNS INDICATING THE LOCATION OF THE NEAREST FAMILY OR ASSISTED-USE TOILET ROOM OR BATHING ROOM SHALL BE PROVIDED. THESE DIRECTIONAL SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND SIGN CHARACTERS SHALL MEET THE VISUAL CHARACTER REQUIREMENTS IN ACCORDANCE WITH ICC A117.1.

PART OF THE REQUIRED ACCESSIBLE ROUTE TO THE REQUIRED TYPE A DWELLING UNITS INCLUDES THE ELEVATOR.

THE EXISTING ELEVATOR MEETS THE EMERGENCY ACCESS ELEVATOR SIZE REQUIREMENTS OF MnBC SECTION 3002.4. THERE WERE NO CHANGES TO THE SIZING REQUIREMENTS OF THE ELEVATOR CAB FOR A STRETCHER FROM THE 2015 TO 2020 MnBC.

THE EMERGENCY ACCESS ELEVATOR SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES (STAR OF LIFE). NO BADGES ARE CURRENTLY THE SYMBOL SHALL BE NOT LESS THAN 3 INCHES (76 MM) HIGH AND SHALL BE PLACED INSIDE ON BOTH SIDES OF THE HOISTWAY DOOR FRAME AT EACH FLOOR LEVEL.

CHAPTER 6 CLASSIFICATION OF WORK

SECTION 605 CHANGE OF OCCUPANCY

PER SECTION 605.2, CHANGES IN OCCUPANCY SHALL COMPLY WITH THE PROJECTIONS OF CHAPTER 10 OF THE 2020 MnEBC. SEE BELOW FOR SPECIFIC REQUIREMENTS OF AND COMPLIANCE WITH CHAPTER 10.

CHAPTERS 7, 8, AND 9

THESE CHAPTERS APPLY TO ALTERATIONS OF EXISTING BUILDINGS AND, THEREFORE, ARE NOT INCLUDED IN THIS ANALYSIS OF THIS PROJECT

CHAPTER 10 CHANGE OF OCCUPANCY

SECTION 1001 GENERAL

PER MnEBC SECTION 1001.2, A CHANGE OF OCCUPANCY OR A CHANGE OF OCCUPANCY WITHIN A SPACE WHERE THERE IS A DIFFERENT FIRE PROTECTION SYSTEM THRESHOLD REQUIREMENT IN CHAPTER 9 OF THE MnBC SHALL NOT BE MADE TO ANY STRUCTURE WITHOUT THE APPROVAL OF THE CODE OFFICIAL. A CERTIFICATE OF OCCUPANCY SHALL BE ISSUED WHERE IT HAS BEEN DETERMINED THAT THE REQUIREMENTS FOR THE CHANGE OF OCCUPANCY HAVE BEEN MET.

THE PROCEDURE FOR OBTAINING A CERTIFICATE OF OCCUPANCY IS AS FOLLOWS:

- CITY: SUBMIT FOR PLAN REVIEW.
- FIRE MARSHAL: NO SEPARATE PLAN REVIEW OR INSPECTION IS REQUIRED FROM CITY SUBMITTAL.
- ELECTRICAL: NO PLAN REVIEW OR INSPECTION IS REQUIRED FOR A CHANGE OF OCCUPANCY ONLY. ANY ELECTRICAL WORK REQUIRED BY THIS CODE ANALYSIS MUST BE PERMITTED THROUGH THE STATE ELEVATOR: NO PLAN REVIEW OR INSPECTION IS REQUIRED FOR A CHANGE OF OCCUPANCY. CONFIRM YEARLY INSPECTION IS UP TO DATE.
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FURTHER, PER MnEBC SECTION 1001.2.2, WHERE THE OCCUPANCY CLASSIFICATION OF A BUILDING CHANGES, OR AS IN THIS CASE A CHANGE TO ANOTHER GROUP WITHIN AN OCCUPANCY CLASSIFICATION, THE PROVISIONS OF MnEBC SECTIONS 1002 THROUGH 1011 SHALL APPLY.

SECTION 1002 SPECIAL USE AND OCCUPANCY

THERE ARE NO SPECIAL USES OR OCCUPANCIES IN THE EXISTING BUILDING, NOR ARE ANY PROPOSED. THEREFORE, THIS SECTION IS NOT APPLICABLE TO THE PROJECT.

SECTION 1003 BUILDING ELEMENTS AND MATERIALS

PER MnEBC SECTION 1003.1, BUILDING ELEMENTS AND MATERIALS SHALL COMPLY WITH MnEBC SECTION 1011. SEE THE ANALYSIS AS FOLLOWS FOR ANY APPLICABLE REQUIREMENTS.

SECTION 1004 FIRE PROTECTION

PER MnEBC SECTION 1004.1, FIRE PROTECTION SYSTEMS SHALL COMPLY WITH MnEBC SECTION 1011. SEE THE ANALYSIS AS FOLLOWS FOR ANY APPLICABLE REQUIREMENTS.

SECTION 1005 MEANS OF EGRESS

PER MnEBC SECTION 1005.1, MEANS OF EGRESS COMPONENTS SHALL COMPLY WITH SECTION 1011. SEE THE ANALYSIS AS FOLLOWS FOR ANY APPLICABLE REQUIREMENTS.

SECTION 1006 STRUCTURAL

PER MnEBC SECTION 1006.1, STRUCTURAL ELEMENTS CARRYING TRIBUTARY LIVE LOADS FROM AN AREA WITH A CHANGE OF OCCUPANCY SHALL SATISFY THE REQUIREMENTS OF MnBC SECTION 1607. DESIGN LIVE LOADS FOR NEW OCCUPANCY SHALL BE BASED ON MnBC SECTION 1607. DESIGN LIVE LOADS FOR OTHER AREAS SHALL BE PERMITTED TO USE PREVIOUSLY APPROVED DESIGN LIVE LOADS.

SECTION 1007 ELECTRICAL

PER MnEBC SECTION 1007.2 ANY UNSAFE CONDITIONS MUST BE CORRECTED.

A STATE OF MINNESOTA LICENSED CONTRACTOR WILL COMPLETE A SITE SURVEY AND VERIFY NO UNSAFE CONDITIONS EXIST.

PER MnEBC SECTION 1007.3, ELECTRICAL SERVICE SHALL BE UPGRADED TO MEET THE REQUIREMENTS OF NFPA FOR THE NEW OCCUPANCY, AS APPLICABLE.

AS WILL BE DESCRIBED LATER IN THIS CODE ANALYSIS, THE OUTLET, LIGHTING, AND VENTING REQUIREMENTS ARE THE SAME OR LESS STRINGENT FOR R-2 THAN FOR R-1 AND THE 2020 MnBC HAS NOT BECOME MORE STRINGENT THAN THE 2015 MnBC, SO THE EXISTING ELECTRICAL SERVICE SIZE IS SUFFICIENT FOR THE NEW OCCUPANCY.

PER MnEBC SECTION 1007.4, THE NUMBER OF ELECTRICAL OUTLETS SHALL COMPLY WITH NFPA 70 FOR THE NEW OCCUPANCY.

PER NFPA 70 SECTION 210.60, GUEST ROOMS AND SUITES ARE REQUIRED TO HAVE RECEPTACLES INSTALLED IN ACCORDANCE WITH SECTION 210.52 (A) AND (D), WHICH ARE THE REQUIREMENTS FOR DWELLING UNITS. GUEST ROOMS WITH PERMANENT PROVISIONS FOR COOKING MUST ALSO COMPLY WITH REQUIREMENTS SECTION 210.52, WHICH INCLUDE REQUIRED OUTLETS FOR SMALL APPLIANCES AND COUNTERTOPS/WORK SURFACES IN DWELLING UNITS. THESE PROVISIONS ARE UNCHANGED FROM THE 2017 TO 2020 VERSION OF NFPA 70. THEREFORE, THE NEW OCCUPANCY REQUIREMENTS ARE THE SAME FOR THE OLD OCCUPANCY.

SECTION 1008 MECHANICAL

PER MnEBC SECTION 1008.1, WHERE THE OCCUPANCY OF AN EXISTING BUILDING OR PART OF AN EXISTING BUILDING IS CHANGED SUCH THAT THE NEW OCCUPANCY IS SUBJECT TO DIFFERENT KITCHEN EXHAUST REQUIREMENTS OR TO INCREASED MECHANICAL VENTILATION REQUIREMENTS IN ACCORDANCE WITH THE MINNESOTA BUILDING CODE, THE NEW OCCUPANCY SHALL COMPLY WITH THE RESPECTIVE PROVISIONS OF THE MINNESOTA MECHANICAL AND FUEL GAS CODE.

THE EXISTING BUILDING IS MECHANICALLY VENTILATED.

VENTILATION AND ASSOCIATED WORK FOR MEETING KITCHEN EXHAUST REQUIREMENTS WILL BE SUBMITTED FOR PERMIT BY DESIGN/BUILD CONTRACTOR.

THE WORK IS EXPECTED TO USE THE EXISTING BATHROOM EXHAUST DUCTWORK FOR EXHAUSTING TO OUTSIDE AND EXISTING MAKE-UP AIR DUCT SYSTEM, THUS REQUIRING NO NEW PENETRATIONS TO THE EXISTING EXHAUST SHAFTS AND POST-TENSION CONCRETE FLOORS.

ANY NEW PENETRATIONS TO THE EXISTING RATED SHAFT WALLS OR CONCRETE FLOORS SHALL BE COORDINATED WITH THE ARCHITECT AND FIRESTOPPED AS FOLLOWS:

UL SYSTEM NO. W-1768 FOR DUCTS THROUGH 1 AND 2 HR RATED GYPSUM & STUD WALLS

UL SYSTEM NO. C-AJ-7125 FOR DUCTS THROUGH 2 HR CONCRETE WALLS & FLOORS

EXISTING FIRE DAMPERS SHALL BE MAINTAINED. ANY NEWLY REQUIRED DUCTS PENETRATING EXISTING RATED SHAFTS OR FLOORS SHALL HAVE FIRE DAMPERS INSTALLED PER MnBC SECTION 717 'DUCTS AND AIR TRANSFER OPENINGS.'

SECTION 1009 PLUMBING

PER MnEBC SECTION 1009.1, WHERE THE OCCUPANCY OF AN EXISTING BUILDING OR PART OF AN EXISTING BUILDING IS CHANGED SUCH THAT THE NEW OCCUPANCY IS SUBJECT TO INCREASED OR DIFFERENT PLUMBING FIXTURE REQUIREMENTS, THE NEW OCCUPANCY SHALL COMPLY WITH THE RESPECTIVE THE PROVISIONS OF THE MINNESOTA PLUMBING CODE.

PER 2020 MnBC TABLE 2902.1, THE TWO DIFFERENCES BETWEEN R-1 AND R-2 ARE THAT A KITCHEN SINK IN EACH DWELLING UNIT AND 1 AUTOMATIC CLOTHES WASHER CONNECTION PER 20 UNITS ARE REQUIRED. THERE IS NO DIFFERENCE FROM THE 2015 TO 2020 CODE.

THE EXISTING UNITS HAVE A KITCHEN SINK. THEREFORE, THE ADDITIONAL REQUIREMENT FOR A KITCHEN SINK WHEN CHANGING THE OCCUPANCY FROM R-1 TO R-2 IS MET.

THERE ARE 55 EXISTING UNITS AND THE NUMBER WILL NOT BE CHANGED. THERE IS AN EXISTING GENERAL USE LAUNDRY ROOM WITH 2 RESIDENTIAL-GRADE WASHERS. THESE EXISTING RESIDENTIAL-GRADE WASHERS & DRYERS WILL BE MOVED AND ONE ADDITIONAL RESIDENTIAL-GRADE WASHER & DRYER WILL BE ADDED TO THE EXISTING COMMERCIAL LAUNDRY ROOM (SEE AS101.11).

SECTION 1010 OTHER REQUIREMENTS

PER MnEBC SECTION 1010.1, LIGHT AND VENTILATION LEVELS SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE FOR THE NEW OCCUPANCY.

LIGHTING AND VENTILATION LEVELS ARE GOVERNED BY MnBC CHAPTER 12 INTERIOR ENVIRONMENT.

MnBC SECTION 1202 'VENTILATION' DOES NOT CONTAIN ANY REQUIREMENTS SPECIFIC TO EITHER R-1 OR R-2 THAT WOULD NEED TO BE MET DUE TO THE CHANGE IN OCCUPANCY. THERE ARE DIFFERENCES BETWEEN THE 2015 AND 2020 CODE; HOWEVER, THESE ARE IN RELATION TO ATTICS AND UNDER-FLOOR VENTILATION, NEITHER OF WHICH EXIST IN THE BUILDING.

MnBC SECTION 1204 'LIGHTING' DOES NOT CONTAIN ANY REQUIREMENTS SPECIFIC TO EITHER R-1 OR R-2 THAT WOULD NEED TO BE MET DUE TO THE CHANGE IN OCCUPANCY. THERE ARE DIFFERENCES BETWEEN THE 2015 AND 2020 CODE SECTION 1008.3 EMERGENCY POWER FOR ILLUMINATION, WHICH IS REFERENCED BY SECTION 1204.5.

MnBC SECTION 1008.3.3 'ROOMS AND SPACES' HAS BEEN ADDED TO THE 2020 CODE AND READS AS FOLLOWS:

IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:

- ELECTRICAL EQUIPMENT ROOMS.
- FIRE COMMAND CENTERS.
- FIRE PUMP ROOMS.
- GENERATOR ROOMS.
- PUBLIC RESTROOMS WITH AN AREA GREATER THAN 300 SQUARE FEET (27.87 M2).

ITEMS 2, 3, 4, AND 5 DO NOT APPLY TO THE BUILDING. SEE PLANS FOR LOCATION. ELECTRICAL DRAWINGS FOR THE WORK WILL BE SUBMITTED TO THE STATE BY THE ELECTRICAL SUBCONTRACTOR.

SECTION 1011 CHANGE OF OCCUPANCY CLASSIFICATION

PER MnEBC SECTION 1011.1.1.2, FOR A CHANGE OF OCCUPANCY CLASSIFICATION WITH SEPARATION, ONLY THE PORTION OF THE BUILDING BEING CHANGED TO THE NEW OCCUPANCY CLASSIFICATION SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF CHAPTER 9 OF THE MnBC.

THE EXISTING GUEST ROOMS ARE SEPARATED FROM THE EXISTING SECONDARY OCCUPANCIES (ASSEMBLY, BUSINESS, STORAGE) PER MnBC SECTION 420.2 AS ONLY THE ROOMS WILL BE UNDERGOING A CHANGE OF OCCUPANCY FROM R-1 TO R-2. THE DWELLING UNITS ARE THE ONLY SPACES THAT MUST MEET THE CURRENT PROVISIONS OF MnBC CHAPTER 9.

PER MnEBC SECTION 1011.2.1, WHERE A CHANGE IN OCCUPANCY CLASSIFICATION OCCURS THAT REQUIRES AN AUTOMATIC FIRE SPRINKLER SYSTEM TO BE PROVIDED BASED ON THE NEW OCCUPANCY IN ACCORDANCE WITH MnBC CHAPTER 9, SUCH SYSTEM SHALL BE PROVIDED THROUGHOUT THE AREA WHERE THE CHANGE OF OCCUPANCY OCCURS.

THE EXISTING BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM. THERE ARE NO DIFFERENCES IN THE REQUIREMENTS OF AN AUTOMATIC SPRINKLER SYSTEM BETWEEN R-1 AND R-2 OCCUPANCIES. THERE ARE ALSO NO DIFFERENCE BETWEEN THE 2015 AND 2020 REQUIREMENTS. THEREFORE, NO CHANGES TO THE EXISTING AUTOMATIC SPRINKLER SYSTEM ARE REQUIRED FOR THE CHANGE IN OCCUPANCY.

THE EXISTING BUILDING IS ALSO EQUIPPED WITH A STANDPIPE SYSTEM DUE TO THE HEIGHT (OVER 30 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS). SINCE THE HEIGHT OF THE BUILDING WILL REMAIN THE SAME, A STANDPIPE SYSTEM WILL CONTINUE TO BE REQUIRED FOR THE NEW OCCUPANCY.

PER MnEBC SECTION 1011.2.2, WHERE A CHANGE OF OCCUPANCY WITHIN A SPACE WHERE THERE IS A DIFFERENT FIRE PROTECTION SYSTEM THRESHOLD REQUIREMENT IN MnBC CHAPTER 9, SUCH SYSTEM SHALL BE PROVIDED THROUGHOUT THE AREA WHERE THE CHANGE OF OCCUPANCY OCCURS. FURTHER, WHERE AN EXISTING FIRE ALARM AND DETECTION SYSTEM IS PRESENT, EXISTING ALARM NOTIFICATION APPLIANCES SHALL CONTINUE TO BE AUTOMATICALLY ACTIVATED THROUGHOUT THE BUILDING BY ANY MODIFICATIONS TO THE FIRE ALARM AND DETECTION SYSTEM WITHIN THE AREA WHERE THE CHANGE OF OCCUPANCY OCCURS.

MnBC SECTION 907 'FIRE ALARMS AND DETECTION SYSTEMS' HAS DIFFERENT REQUIREMENTS FOR R-1 AND R-2 OCCUPANCIES. HOWEVER, THE ONLY DIFFERENCE AS APPLICABLE TO THE BUILDING IS IN REGARD TO INITIATION OF THE SYSTEM AND USE OF THE TERMS 'LEASING VERSUS DWELLING UNITS.

IN R-1 OCCUPANCIES, SYSTEM FIRE AND SMOKE DETECTORS ARE NOT REQUIRED AS PART OF THE INITIATION SYSTEM WHEN AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM IS INSTALLED IN ACCORDANCE WITH MnBC SECTION 903.3.1.1, OR 903.3.1.2, AND A MANUAL FIRE ALARM BOX IS PROVIDED AT A CONSTANTLY ATTENDED LOCATION. WHEN A CONSTANTLY ATTENDED LOCATION IS NOT PROVIDED, THE MANUAL FIRE ALARM BOX SHALL BE PROVIDED AT THE MAIN EXIT.

IN R-2 OCCUPANCIES, SYSTEM FIRE AND SMOKE DETECTORS ARE NOT REQUIRED AS PART OF THE INITIATION SYSTEM WHEN AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM IS INSTALLED IN ACCORDANCE WITH MnBC SECTION 903.3.1.1, OR 903.3.1.2.

THEREFORE, THE REQUIREMENTS OF R-2 ARE LESS STRINGENT THAN R-1 AND THE EXISTING SYSTEM DESIGNED FOR R-1 OCCUPANCY MEETS THE REQUIREMENTS OF THE NEW R-2 OCCUPANCY.

ADDITIONAL REQUIREMENTS OF MnBC CHAPTER 9 THAT ARE NOT SPECIFICALLY CALLED OUT IN MnEBC SECTION 1011.2 RELATE TO COOKING EQUIPMENT FIRES AND CARBON MONOXIDE DETECTORS.

MnBC SECTION 'COOKING EQUIPMENT FIRES' HAS BEEN CHANGED FROM THE 2015 TO 2020 MnBC CODE TO SPECIFICALLY INCLUDE LANGUAGE FOR SOLID FUELED OR VEGETABLE OR ANIMAL OILS AND FATS. THE EXISTING FIRE EXTINGUISHER AT THE LOUNGE BAR SHALL BE CHANGED TO A CLASS-K PORTABLE EXTINGUISHER, IF NOT ALREADY THAT CLASS.

MnBC SECTION 915 'CARBON MONOXIDE DETECTION' IS NEW TO THE 2020 MnBC. CARBON MONOXIDE DETECTORS ARE REQUIRED IN OCCUPANCIES WHERE THERE ARE FUEL-BURNING APPLIANCES, FIREPLACES, OR FORCED-AIR FURNACES.

THERE ARE NO FUEL-BURNING APPLIANCES (ALL ARE ELECTRIC), FIREPLACES, OR FORCED-AIR FURNACES IN THE BUILDING. THEREFORE, NO CARBON MONOXIDE DETECTORS NEED TO BE INSTALLED.

PER MnEBC SECTION 1011.3, IN AREAS OF THE BUILDING UNDERGOING THE CHANGE OF OCCUPANCY CLASSIFICATION, THE INTERIOR FINISH OF WALLS AND CEILINGS SHALL COMPLY WITH THE REQUIREMENTS OF THE MnBC FOR THE NEW OCCUPANCY CLASSIFICATION.

INTERIOR FINISHES GOVERNED BY MnBC CHAPTER 8 INTERIOR FINISHES

PER MnBC TABLE 803.9, IN SPRINKLERED BUILDINGS, R-1 OCCUPANCY INTERIOR WALL AND CEILING FINISHES ARE REQUIRED TO BE MINIMUM CLASS B, B, AND C FOR EACH PRIOR SINK IN EACH DWELLING UNIT AND 1 AUTOMATIC CLOTHES WASHER CONNECTION PER 20 UNITS ARE REQUIRED. THERE IS NO DIFFERENCE FROM THE 2015 TO 2020 CODE.

PER MnEBC SECTION 1011.4, REQUIRED CHANGES TO THE EXISTING MEANS OF EGRESS IN A BUILDING UNDERGOING A CHANGE OF OCCUPANCY ARE DETERMINED BY THE HAZARD CATEGORIES OF THE EXISTING AND NEW OCCUPANCIES. PER MnBC TABLE 1011.4, R-1 AND R-2 OCCUPANCY CLASSIFICATIONS ARE HAZARD CATEGORY 3.

PER MnEBC SECTION 1011.4.2, EXISTING ELEMENTS OF THE MEANS OF EGRESS FOR CHANGE OF USE TO AN EQUAL OR LOWER-HAZARD CATEGORY SHALL COMPLY WITH THE REQUIREMENTS OF MnEBC SECTION 905 FOR THE NEW OCCUPANCY CLASSIFICATION. NEWLY CONSTRUCTED OR CONFIGURED MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 10 OF THE MnBC.

MnEBC SECTION 905 STATE THAT THE MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF MnEBC SECTION 905, EXCEPT AS SPECIFICALLY REQUIRED IN MnEBC SECTIONS 905.2 AND 905.3.

MnEBC SECTION 905.2 REQUIRES THAT THE MEANS OF EGRESS FROM THE HIGHEST WORK AREA FLOOR, IN THIS CASE AREA WITH A CHANGE IN OCCUPANCY, TO THE FLOOR OF EXIT DISCHARGE SHALL BE PROVIDED WITH ARTIFICIAL LIGHTING WITHIN THE EXIT ENCLOSURE IN ACCORDANCE WITH THE REQUIREMENTS OF MnBC SECTION 1008.

THERE ARE CHANGES BETWEEN THE 2015 AND 2020 MnBC FOR SECTION 1008, SPECIFICALLY REMOVING THE EXCEPTION FOR BUILDINGS WITH ONLY ONE REQUIRED MEANS OF EGRESS. HOWEVER, SINCE THE BUILDING WAS REQUIRED TO HAVE TWO MEANS OF EGRESS WHEN DESIGNED UNDER THE 2015 MnBC, THE 2020 MnBC REQUIREMENTS ARE MET BY THE EXISTING DESIGN. THE ILLUMINATION LEVELS REQUIRED WITHIN THE MEANS OF EGRESS ARE THE SAME FOR THE 2015 AND 2020 MnBC.

PER MnEBC SECTION 905.3, MEANS OF EGRESS FROM THE HIGHEST WORK AREA FLOOR TO THE FLOOR OF EXIT DISCHARGE SHALL BE PROVIDED WITH EXIT SIGNS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MnBC.

THERE ARE DIFFERENT EXIT SIGN REQUIREMENTS FOR R-1 AND R-2 OCCUPANCIES IN THE 2020 MnBC FOR SECTION 1013, SPECIFICALLY REQUIRING AN ADDITIONAL LOW-LEVEL EXIT SIGN IN R-1 OCCUPANCIES. THESE EXIT SIGN REQUIREMENTS ARE UNCHANGED FROM THE 2015 TO 2020 MnBC. SINCE THE CHANGE OF OCCUPANCY FROM R-1 TO R-2 HAS FEWER REQUIREMENTS, THE EXISTING EXIT SIGNS MEET THE REQUIREMENTS OF THE NEW OCCUPANCY.

MnEBC SECTION 805 REQUIRES THAT THE MEANS OF EGRESS IN WORK AREAS AND, WHERE SPECIFIED, THROUGHOUT THE FLOOR ON WHICH THE WORK AREAS ARE LOCATED SHALL COMPLY WITH THE SECTION, EXCEPT WHERE THE MEANS OF EGRESS CONFORMING TO THE REQUIREMENTS OF THE MINNESOTA BUILDING CODE CHAPTER UNDER WHICH THE BUILDING WAS CONSTRUCTED SHALL BE CONSIDERED COMPLIANT MEANS OF EGRESS IF, IN THE OPINION OF THE CODE OFFICIAL, THEY DO NOT CONSTITUTE A DISTINCT HAZARD TO LIFE.

PER MnEBC SECTION 1011.4.3, EGRESS CAPACITY SHALL MEET OR EXCEED THE OCCUPANT LOAD AS SPECIFIED IN THE INTERNATIONAL BUILDING CODE FOR THE NEW OCCUPANCY.

PER MnBC TABLE 1004.5, THE OCCUPANCY LOAD FACTOR FOR SLEEPING AND DWELLING UNITS IS THE SAME. THE OTHER OCCUPANCIES WITHIN THE BUILDING, WHICH WERE USED BY THE RESIDENTIAL OCCUPANCY, REMAINED THE SAME OR WERE REDUCED FROM THE 2015 TO 2020 MnBC. THEREFORE, THE OCCUPANT LOAD OF THE BUILDING WILL ACTUALLY DECREASE DUE TO THE CHANGE OF OCCUPANCY FROM AN R-1 TO AND R-2 AND THE EXISTING MEANS OF EGRESS CAPACITY IS SUFFICIENT.

COMPARISON OF 2020 MnBC AND 2015 MnBC TABLE 1004.5:

| OCC. | ROOM NAME / FUNCTION OF SPACE | 2015 | 2020 |
|-------|--|--------|--------|
| A-2 | LOUNGE / ASSEMBLY W/O FIXED SEATING, UNCONC. | 15 NET | 15 NET |
| | RENTABLE / ASSEMBLY W/O FIXED SETAING, UNCONC. | 15 NET | 15 NET |
| B | OPEN OFFICE / BUSINESS AREAS | 100 GR | 150 GR |
| | BUSINESS CENTER / READING ROOM | 50 NET | 50 NET |
| | BOARDRM. / ASSEMBLY W/O FIXED SEATING, UNCONC. | 15 NET | 15 NET |
| | EXERCISE / EXERCISE ROOM | 50 GR | 50 GR |
| | GUEST LAUNDRY / BUSINESS AREAS | 100 GR | 150 GR |
| | EMPLOY. LOUNGE / BUSINESS AREAS | 150 GR | 150 GR |
| R-1/2 | VARIOUS / RESIDENTIAL | 200 GR | 200 GR |
| F-1 | LOUNGE BAR / KITCHENS, COMMERCIAL | 200 GR | 200 GR |
| | LAUNDRY / ACC. STORAGE, MECH EQUIP RM. | 300 GR | 300 GR |
| | MECHANICAL / ACC. STORAGE, MECH EQUIP RM. | 300 GR | 300 GR |
| S-1 | HOUSEKEEPING / ACC. STORAGE, MECH EQUIP RM. | 300 GR | 300 GR |
| | VARIOUS / ACC. STORAGE, MECH EQUIP RM. | 300 GR | 300 GR |

PER MnEBC SECTION 1011.4.4, EXISTING STAIRWAYS SHALL COMPLY WITH THE HANDRAIL REQUIREMENTS OF MnEBC SECTION 805.9 IN THE AREA OF THE CHANGE OF OCCUPANCY CLASSIFICATION.

MnEBC SECTION 805.9.1 REQUIRES THAT EVERY REQUIRED EXIT STAIRWAY THAT IS PART OF THE MEANS OF EGRESS FOR ANY WORK AREA AND THAT HAS THREE OR MORE RISERS AND IS NOT PROVIDED WITH NOT FEWER THAN ONE HANDRAIL, OR IN WHICH THE EXISTING HANDRAILS ARE JUDGED TO BE IN DANGER OF COLLAPSING, SHALL BE PROVIDED WITH HANDRAILS FOR THE FULL LENGTH OF THE STAIRWAY ON NOT FEWER THAN ONE SIDE. EXIT STAIRWAYS WITH A REQUIRED EGRESS WIDTH OF MORE THAN 66 INCHES (1676 MM) SHALL HAVE HANDRAILS ON BOTH SIDES. FURTHER, MnEBC SECTION 805.9.2 REQUIRES THAT HANDRAILS REQUIRED IN ACCORDANCE WITH MnEBC SECTION 805.9.1 SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE MnBC.

THE REQUIRED LOCATIONS AND DESIGN OF HANDRAILS FOR R-1 AND R-2 OCCUPANCIES ARE THE SAME IN THE 2020 MnBC, EXCEPT FOR STAIRS WITHIN R-2 DWELLING UNITS, WHICH DOES NOT APPLY IN THIS CASE. THE REQUIREMENTS ARE UNCHANGED FROM THE 2015 TO 2020 MnBC. THEREFORE, THE EXISTING HANDRAILS MEET THE CURRENT REQUIREMENTS FOR THE NEW OCCUPANCY.

PER MnEBC SECTION 1011.4.5, EXISTING GUARDS SHALL COMPLY WITH THE REQUIREMENTS IN SECTION 805.11 IN THE AREA OF THE CHANGE OF OCCUPANCY CLASSIFICATION.

MnEBC SECTION 805.11.1 REQUIRES THAT EVERY OPEN PORTION OF A STAIRWAY, LANDING, OR BALCONY THAT IS MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW AND IS NOT PROVIDED WITH GUARDS, OR THOSE PORTIONS IN WHICH EXISTING GUARDS ARE JUDGED TO BE IN DANGER OF COLLAPSING, SHALL BE PROVIDED WITH GUARDS. FURTHER, MnEBC SECTION 805.11.2 REQUIRES THAT GUARDS IN ACCORDANCE WITH MnEBC SECTION 805.11.1 SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE MnBC.

THE REQUIRED LOCATIONS AND DESIGN OF GUARDS FOR R-1 AND R-2 OCCUPANCIES ARE THE SAME IN THE 2020 MnBC, EXCEPT FOR STAIRS WITHIN R-2 DWELLING UNITS, WHICH DOES NOT APPLY IN THIS CASE. THE REQUIREMENTS ARE UNCHANGED FROM THE 2015 TO 2020 MnBC. THEREFORE, THE EXISTING GUARDS MEET THE CURRENT REQUIREMENTS FOR THE NEW OCCUPANCY.

PER MnEBC SECTION 1011.5, WHERE A CHANGE IN OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HEIGHT AND AREA HAZARD CATEGORY, THE HEIGHT AND AREA OF THE EXISTING BUILDING SHALL BE DEEMED ACCESSIBLE. PER MnEBC TABLE 1011.5, R-1 AND R-2 OCCUPANCY CLASSIFICATIONS ARE BOTH HEIGHT AND AREA HAZARD CATEGORY 2. THEREFORE, THE EXISTING HEIGHT AND AREA OF THE BUILDING IS ACCEPTABLE FOR THE NEW OCCUPANCY CLASSIFICATION.

PER MnEBC SECTION 1011.6, WHERE A CHANGE IN OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER EXPOSURE OF EXTERIOR WALLS HAZARD CATEGORY, THE EXISTING EXTERIOR WALLS, INCLUDING OPENING, SHALL BE DEEMED ACCESSIBLE. PER MnEBC TABLE 1011.6, R-1 AND R-2 OCCUPANCY CLASSIFICATIONS ARE BOTH EXPOSURE OF EXTERIOR WALLS HAZARD CATEGORY 3. THEREFORE, THE EXISTING EXTERIOR WALLS, INCLUDING OPENING, ARE ACCEPTABLE FOR THE NEW OCCUPANCY CLASSIFICATION.

2020 MINNESOTA ENERGY CODE

ADMINISTRATION

SECTION 1323.0100 SUBP. 4 CHANGE OF OCCUPANCY OR USE

SPACES UNDERGOING A CHANGE IN OCCUPANCY THAT WOULD RESULT IN AN INCREASE IN DEMAND FOR EITHER FOSSIL FUEL OR ELECTRICAL ENERGY SHALL COMPLY WITH THIS CODE, WHERE THE USE IN A SPACE CHANGES FROM ONE USE IN TABLE C405.5.2(1) OR (2) TO ANOTHER USE IN TABLE C405.5.2(1) OR (2), THE INSTALLED LIGHTING WATTAGE SHALL COMPLY WITH SECTION C405.5.

AS THERE WILL BE NO CHANGES TO THE EXISTING OCCUPANT LOAD OR ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS, THE DEMAND FOR FOSSIL FUEL OR ELECTRICAL ENERGY WILL NOT INCREASE.

SEE SECTION BELOW FOR TABLE C405.5.2 REQUIREMENTS.

CHAPTER 4 [C] COMMERCIAL ENERGY EFFICIENCY

SECTION 405 ELECTRICAL POWER AND LIGHTING SYSTEMS (MANDATORY)

PER TABLE C405.3.2(1) (BUILDING AREA METHOD), FOOTNOTE (C), DWELLING UNITS ARE EXCLUDED FROM THE WATTAGE OF LIGHTING CALCS.

h w ² design

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Stillwater, MN 55082
1 612.532.4147

Federal Plaza
Change of
Occupancy

219 S 4th Street
Minneapolis, MN 55401

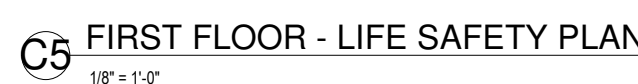
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
NAME: ANDREA HAMMEL WOLLAK

SIGNATURE: Andrea Hammel Wollak
DATE: 08.29.2022 LICENSE: 446183

| | | |
|------------|----------------------------|-------------|
| 4 | REVISION FOR CITY COMMENTS | 08.29.22 |
| 3 | ISSUE FOR LUA | 08.29.22 |
| 2 | ISSUED FOR PERMIT | 04.19.22 |
| NO | ISSUE | DATE |
| JOB NUMBER | | 22.014.0314 |

LIFE SAFETY -
CODE ANALYSIS

A10.00



NOTE: (F) PREFIX IN ROOM TAG SIGNIFIES OCCUPANCY GROUP IS EXISTING

4

- ① 2 HOUR STRUCTURAL RATING AT COLUMNS
- ② ELEVATOR: CAR ACCOMMODATES AMBULANCE STRETCHER
- ③ EXISTING EXIT SIGN
- ④ SPRAY FIRE PROOFING APPLIED TO COLUMNS CONCEALED IN WALL FOR 2 HOUR RATING

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DATE: 08/29/2022 LICENSE #4818

**LIFE SAFETY - LL
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GENERAL NOTES - LIFE SAFETY PLAN

- 1. (E) IN OCCUPANCY TAG SIGNIFIES EXISTING OCCUPANCY GROUP
- 2. FE-1 IS EXISTING CLASS ABC FIRE EXTINGUISHER. FE-2 IS EXISTING CLASS K FIRE EXTINGUISHER
- 3. SQUARE FOOTAGE SHOWN ON PLANS INDICATE HABITABLE FLOOR AREA OF LIVING, SLEEPING, AND COOKING SPACES AND DOES NOT INCLUDE NORMALLY UNOCCUPIED SPACES SUCH AS BATHROOMS AND CLOSETS.



KEY NOTES - LIFE SAFETY PLAN

- 1 2 HOUR STRUCTURAL RATING AT COLUMNS
- 2 ELEVATOR: CAR ACCOMMODATES AMBULANCE STRETCHER
- 3 EXISTING EXIT SIGN
- 4 SPRAY FIRE PROOFING APPLIED TO COLUMNS CONCEALED IN WALL FOR 2 HOUR RATING



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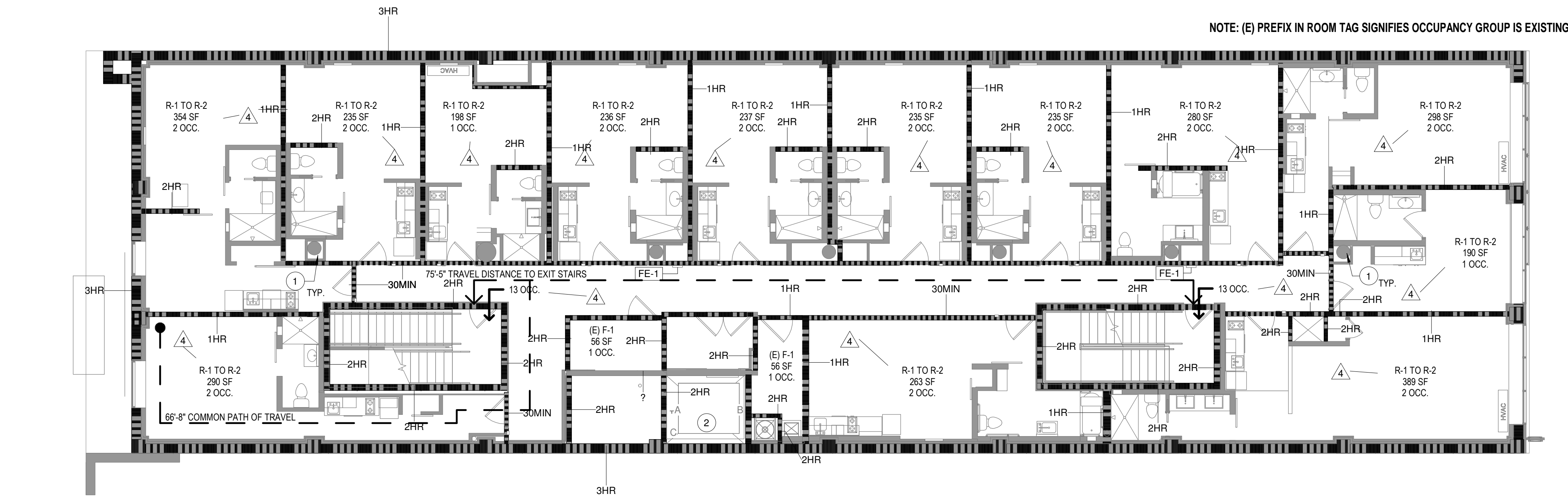
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PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY
LICENSED ARCHITECT UNDER THE LAWS
OF THE STATE OF MINNESOTA.
NAME: ANDREA HAMMEL WOLLAK

SIGNATURE: [Signature]
DATE: 08.29.2022 LICENSE #46183

C5 THIRD FLOOR - LIFE SAFETY PLAN
1/8" = 1'-0"

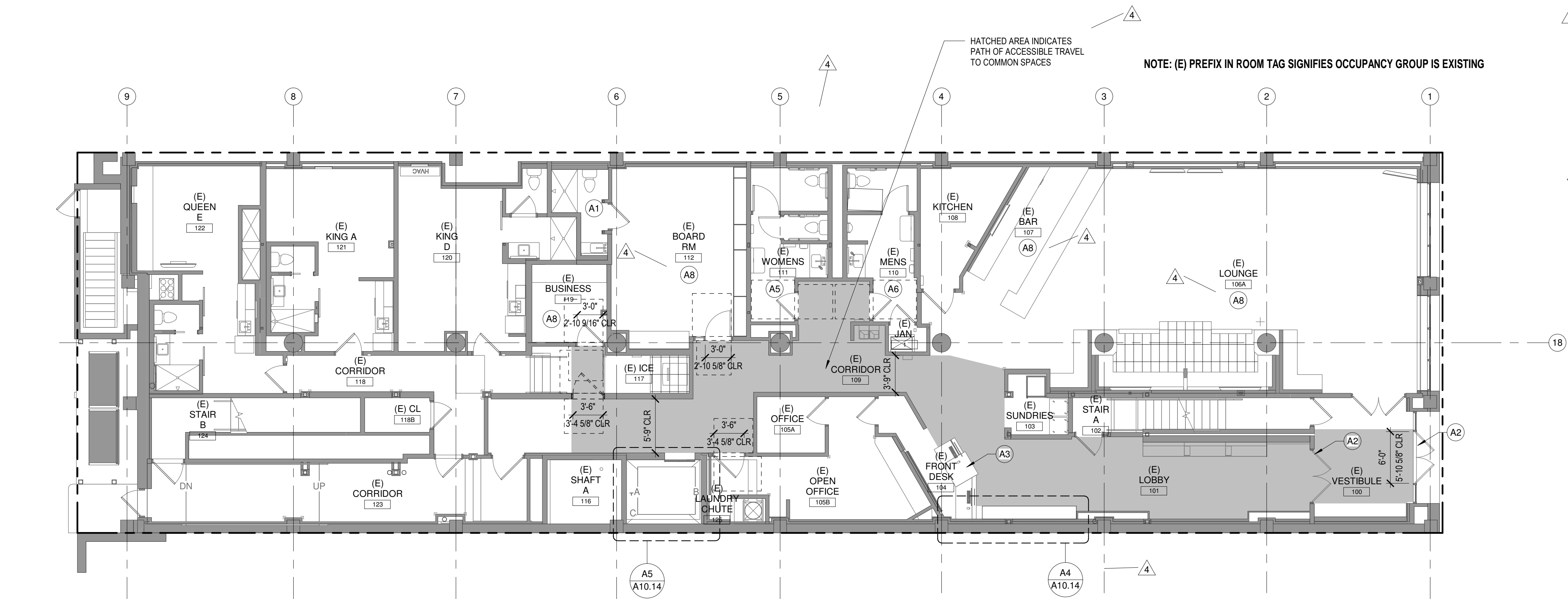


A5 SECOND FLOOR - LIFE SAFETY PLAN
1/8" = 1'-0"

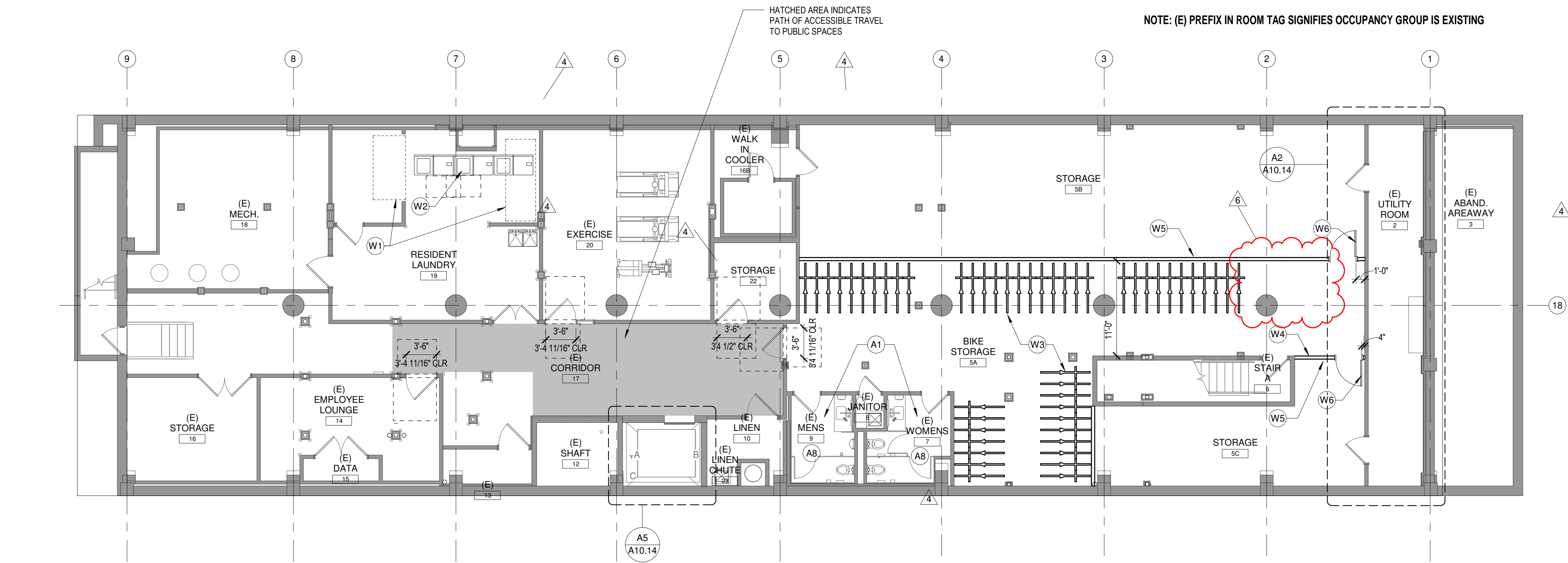
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| 4 | REVISION FOR CITY COMMENTS | 08.29.22 |
| 3 | ISSUE FOR LUA | 08.29.22 |
| 2 | ISSUED FOR PERMIT | 04.19.22 |
| NO | ISSUE | DATE |
| JOB NUMBER | | 22.014.0314 |

LIFE SAFETY -
2ND & 3RD

A10.02



C5 FIRST FLOOR - ACCESSIBILITY & WORK PLAN
1/8" = 1'-0"



A5 BASEMENT - ACCESSIBILITY & WORK PLAN
1/8" = 1'-0"

GENERAL NOTES - ACCESSIBILITY

- ONLY SPACES REQUIRED TO BE ACCESSIBLE AND THE ROUTES TO THEM HAVE BEEN VERIFIED FOR REQUIRED CLEARANCES.
- ALL DIMENSIONS SHOWN ON THE ACCESSIBILITY PLANS HAVE BEEN FIELD VERIFIED.
- THE ACCESSIBLE PATH OF TRAVEL IS SHADED.
- ALL DOOR MANEUVERING CLEARANCES SHOWN ARE FOR FRONT APPROACHES FROM PUSH AND PULL SIDE, U.N.O.
- SEE ALSO SHEET A00.01 FOR CODE REQUIRED MOUNTING HEIGHTS.

KEY NOTES - ACCESSIBILITY PLAN

- (A1) TOILET ROOM IS NOT REQUIRED BY CODE AS THERE ARE NO PUBLICLY AVAILABLE SPACES IN THE BUILDING AND WILL NO LONGER BE AVAILABLE FOR USE.
- (A2) NO HEIGHT THRESHOLD.
- (A3) THE EXISTING CHECK-IN DESK PROVIDES AN ACCESSIBLE TRANSACTION SURFACE 36.375" LONG AND 34" HIGH AFF, MEETING THE REQUIREMENTS OF MnAC SECTION 904.3.
- (A4) THE ELEVATOR'S DIMENSIONS HAVE BEEN VERIFIED. SEE ENLARGED PLAN, AND HAVE BEEN FOUND TO MEET THE REQUIREMENTS FOR STRETCHER ACCOMMODATION. THE INTERNATIONAL SYMBOL OF EMERGENCY SERVICES SHALL BE ADDED TO THE ELEVATOR DOOR FRAME AT EACH LEVEL.
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- (A6) TOILET ROOM IS NOT REQUIRED BY CODE AS THERE ARE NO PUBLICLY AVAILABLE SPACES IN THE BUILDING AND WILL NO LONGER BE AVAILABLE FOR USE.

- (A7) THE COMPONENTS OF THIS UNIT THAT ARE REQUIRED TO BE ACCESSIBLE TO MEET THE DEFINITION OF A TYPE A UNIT HAVE BEEN FIELD VERIFIED, SEE ENLARGED PLAN, AND HAVE BEEN FOUND TO MEET 202 MINNESOTA ACCESSIBILITY CODE DIMENSION STANDARDS, EXCEPT AS FOLLOWS:

- A. EXISTING MIRROR SHALL BE RELOCATED SUCH THAT THE BOTTOM OF THE REFLECTIVE SURFACE IS LOCATED 40" MAX ABOVE FINISHED FLOOR PER MnAC 603.3.
- (A8) EXISTING LOUNGE/BAR, BOARD ROOM, AND BUSINESS CENTER WILL BE AVAILABLE FOR USE BY RESIDENTS ONLY.

GENERAL NOTES - MEP WORK

- SEE MEP DRAWINGS FOR LOCATIONS AND EXTENT OF ALL WORK THROUGHOUT BUILDING.
- MEP WORK IS NOT ANTICIPATED TO REQUIRE NEW PENETRATIONS IN ANY FIRE-RATED ASSEMBLIES. IF FIELD CONDITIONS NECESSITATE WORK IN OR THROUGH FIRE-RATED ASSEMBLIES, CONTACT ARCHITECT.
- SEE GENERAL NOTES ON A0.00 FOR CUTTING & PATCHING REQUIREMENTS WHERE MEP WORK NECESSITATES OPENING EXISTING WALLS, CEILINGS, ETC.

KEY NOTES - WORK PLAN

- (W1) REMOVE EXISTING COMMERCIAL LAUNDRY EQUIPMENT.
- (W2) NEW RESIDENT-USE LAUNDRY EQUIPMENT LOCATIONS SHOWN FOR COUNTS ONLY. FINAL LAYOUT BY DESIGN/BUILD CONTRACTOR.
- ONE WASHER AND DRYER SHALL BE ACCESSIBLE WITH FRONT POSITIONED CONTROLS AND A 30"x48" WHEELCHAIR MANEUVERING SPACE POSITIONED FOR SIDE APPROACH CENTERED ON THE UNIT.
 - A 60-INCH-DIAMETER TURN RADIUS SHALL BE PROVIDED WITHIN LAUNDRY ROOM.
- (W3) PROVIDE FLOOR-MOUNTED BICYCLE RACKS FOR (55) BIKES. RACKS SHALL REQUIRE NO LIFTING TO POSITION BIKE AND ALLOW ACCESS TO EACH SPACE WITHOUT MOVING ANOTHER BIKE. RACKS SHALL PROVIDE FOR LOCKING OF FRAME AND ONE WHEEL TO THE RACK.
- BASIS-OF-DESIGN PRODUCT: ULINE SINGLE-SIDED GRID BIKE RACK H-2891GALV.
 - ENSURE RACKS, IF PRE-ASSEMBLED, CAN FIT DOWN STAIRS.
- (W4) PROVIDE DUPLEX ELECTRICAL OUTLET WITHIN BIKE STORAGE IF NONE EXISTING.
- (W5) NEW PARTITION: 3-5/8" STL STUDS, (1) LAYER 5/8" GYP. BD. BOTH SIDES.
- (W6) NEW DOOR: 3'-0"x7'-0"; (3) HINGES, STORAGE FUNCTION LOCKSET



Federal Plaza Change of Occupancy

219 S 4th Street
Minneapolis, MN 55401

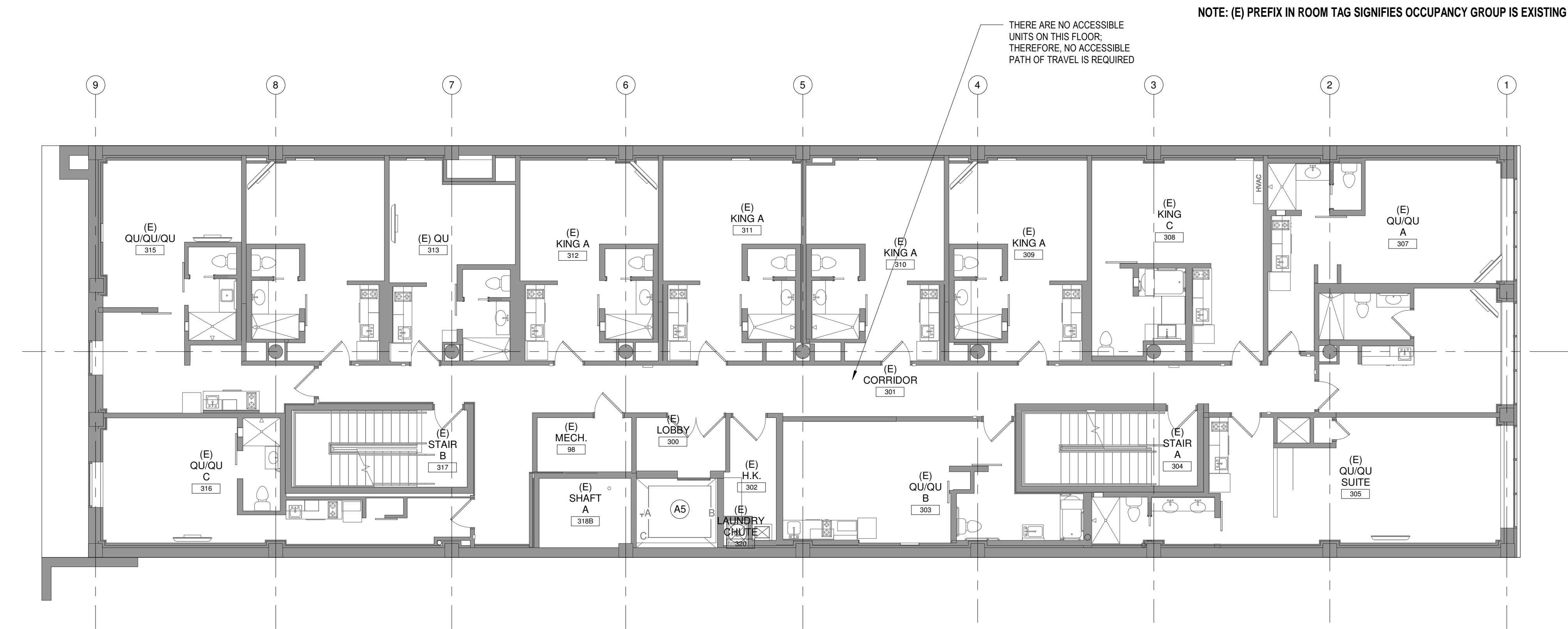
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NAME: ANDREA HAMMEL WOLLAK

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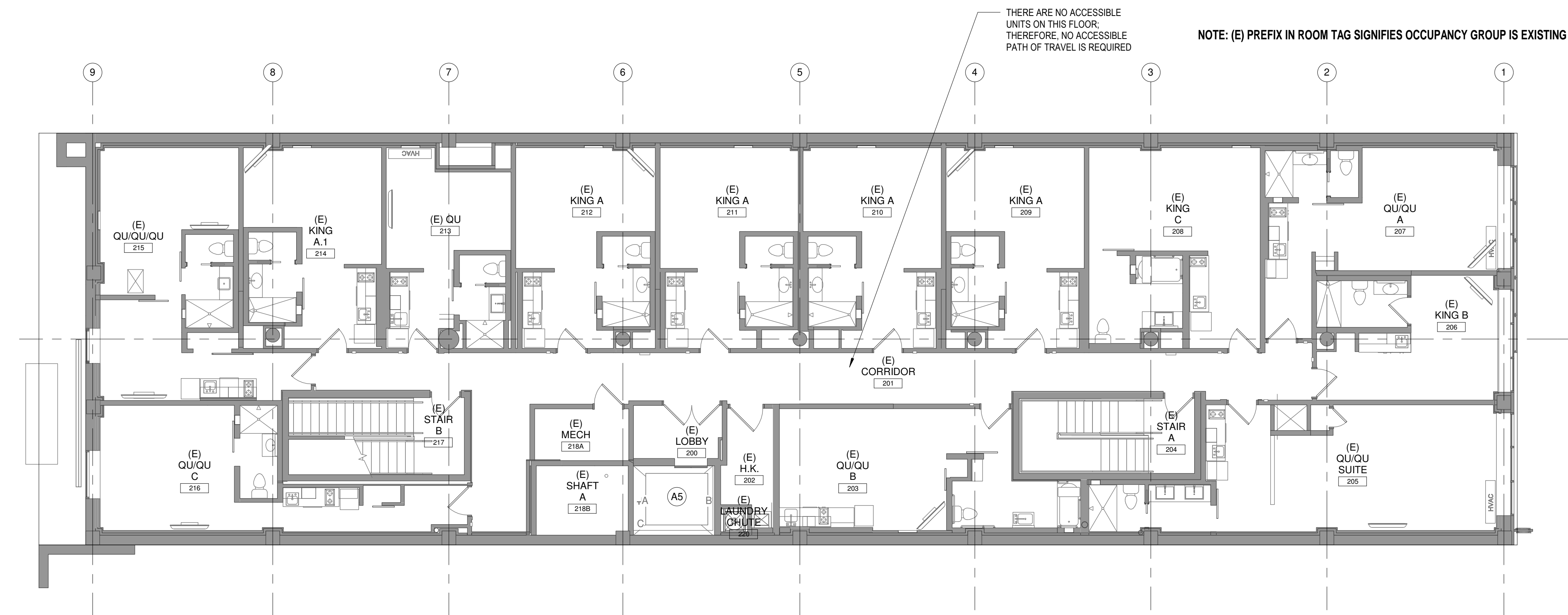
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| 6 | REVISION FOR LUA | 10.10.22 |
| 4 | REVISION FOR CITY COMMENTS | 08.29.22 |
| 3 | ISSUE FOR LUA | 08.29.22 |
| 2 | ISSUED FOR PERMIT | 04.19.22 |
| 1 | ISSUED FOR SAC SUBMITTAL | 04.04.22 |
| NO | ISSUE | DATE |
| JOB NUMBER | | 22.014.0314 |

ACCESSIBILITY & WORK PLANS - LL & 1ST

A10.11



1 THIRD FLOOR - ACCESSIBILITY & WORK PLAN
1/8" = 1'-0"



A5 SECOND FLOOR - ACCESSIBILITY & WORK PLAN
1/8" = 1'-0"

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NAME: ANDREA HAMMEL WOLLAK

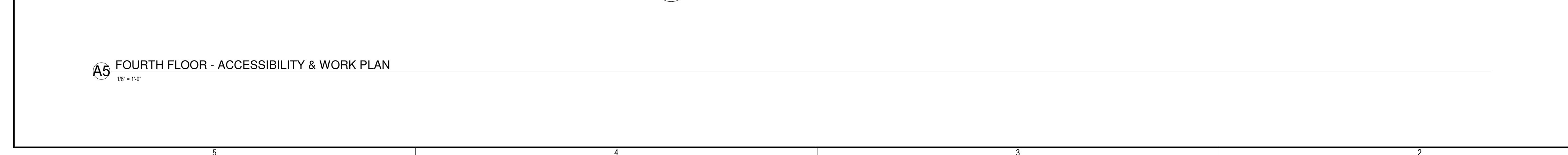
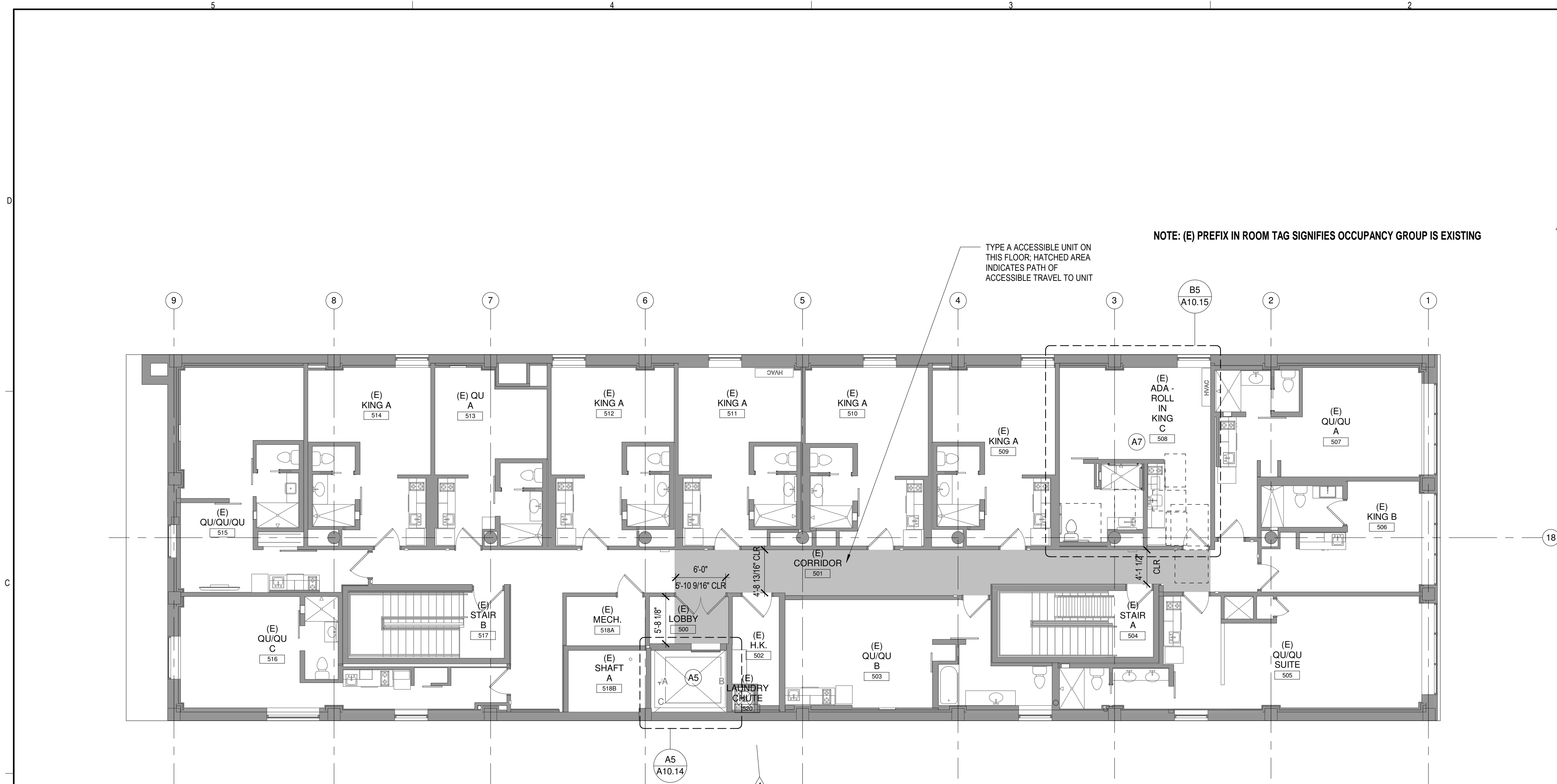
SIGNATURE:
DATE: 08.29.2022 LICENSE #46183

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| 1 | ISSUED FOR SAC SUBMITTAL | 04.04.22 |
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JOB NUMBER 22.014.0314

ACCESSIBILITY & WORK PLANS - 2ND & 3RD

A10.12



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3. THE ACCESSIBLE PATH OF TRAVEL IS SHADED.
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3. SEE GENERAL NOTES ON A0.00 FOR CUTTING & PATCHING REQUIREMENTS WHERE MEP WORK NECESSITATES OPENING EXISTING WALLS, CEILINGS, ETC.

W1 REMOVE EXISTING COMMERCIAL LAUNDRY EQUIPMENT.

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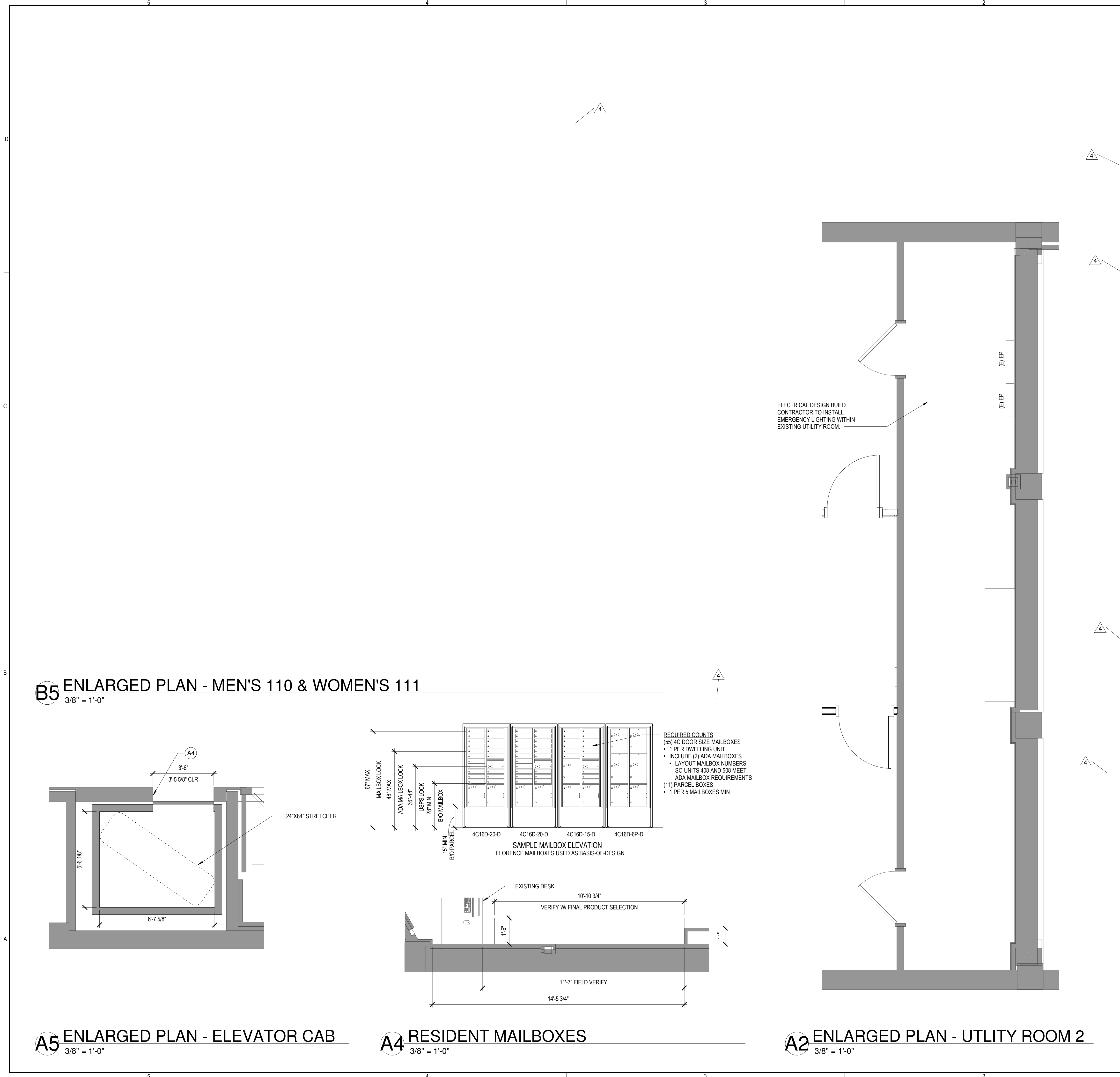
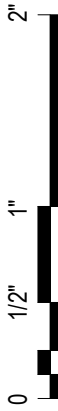
W6 NEW DOOR: 3'-0"x7'-0"; (3) HINGES, STORAGE FUNCTION LOCKSET



SIGNATURE: Ann Ann W
DATE: 08.29.2022 LICENSE #48183

JOB NUMBER 22.014.0314

A10.13



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9232 68th St North
Stillwater, MN 55082
t 612.532.4147

Federal Plaza Change of Occupancy

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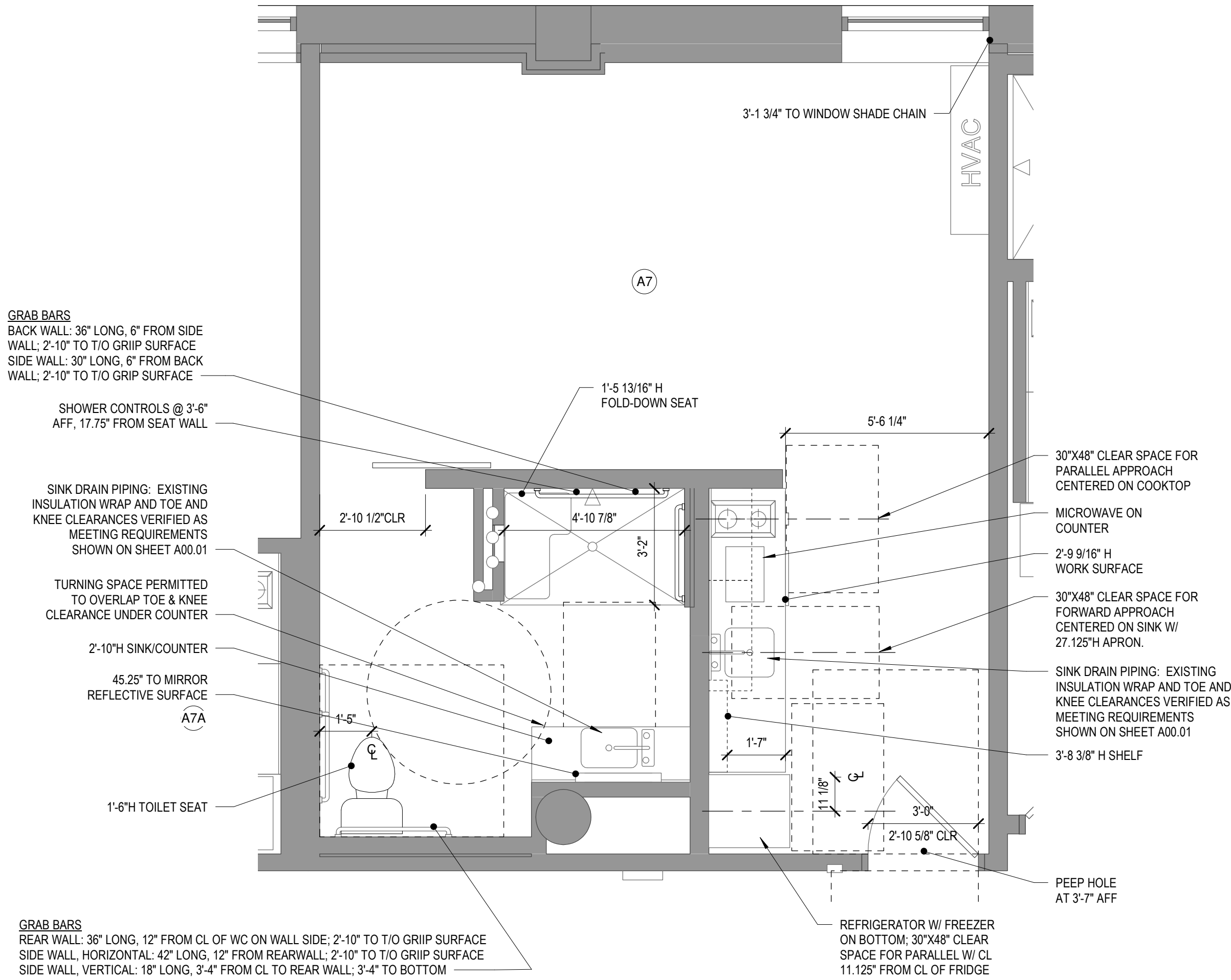
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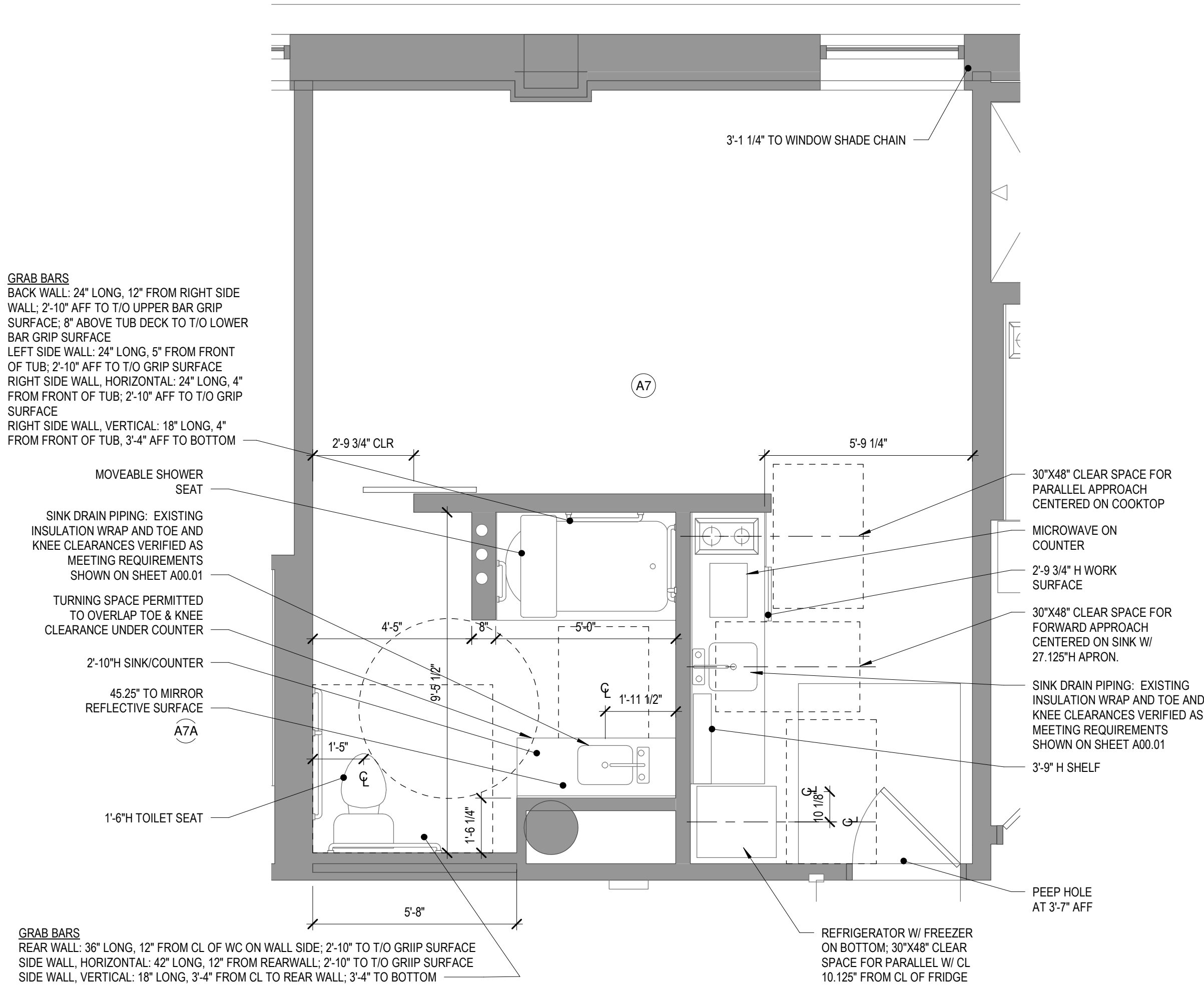
JOB NUMBER 22.014.0314

ENLARGED PLANS - ACCESSIBILITY & MEP MODIFICATIONS

A10.14



B5 ENLARGED PLAN - TYPE A UNIT 508
3/8" = 1'-0"



A5 ENLARGED PLAN - TYPE A UNIT 408
3/8" = 1'-0"

UNIT SQUARE FOOTAGE MATRIX

| UNIT NUMBER | HABITABLE SQUARE FOOTAGE | GROSS SQUARE FOOTAGE |
|-------------|--------------------------|----------------------|
| 120 | 260 SF | 333 SF |
| 121 | 237 SF | 297 SF |
| 122 | 251 SF | 295 SF |
| X03 | 263 SF | 356 SF |
| X05 | 389 SF | 467 SF |
| X06 | 190 SF | 249 SF |
| X07 | 298 SF | 358 SF |
| X08 | 280 SF | 385 SF |
| X09 | 235 SF | 296 SF |
| X10 | 235 SF | 298 SF |
| X11 | 237 SF | 297 SF |
| X12 | 236 SF | 298 SF |
| X13 | 198 SF | 249 SF |
| X14 | 235 SF | 295 SF |
| X15 | 354 SF | 428 SF |
| X16 | 290 SF | 349 SF |

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 - A 60-INCH-DIAMETER TURN RADIUS SHALL BE PROVIDED WITHIN LAUNDRY ROOM.
- (W3) PROVIDE FLOOR-MOUNTED BICYCLE RACKS FOR (55) BIKES. RACKS SHALL REQUIRE NO LIFTING TO POSITION BIKE AND ALLOW ACCESS TO EACH SPACE WITHOUT MOVING ANOTHER BIKE. RACKS SHALL PROVIDE FOR LOCKING OF FRAME AND ONE WHEEL TO THE RACK.
- BASIS-OF-DESIGN PRODUCT: ULINE SINGLE-SIDED GRID BIKE RACK H-2891 GALV.
 - ENSURE RACKS, IF PRE-ASSEMBLED, CAN FIT DOWN STAIRS.
- (W4) PROVIDE DUPLEX ELECTRICAL OUTLET WITHIN BIKE STORAGE IF NONE EXISTING.
- (W5) NEW PARTITION: 3-5/8" STL STUDS, (1) LAYER 5/8" GYP. BD. BOTH SIDES.
- (W6) NEW DOOR: 3-0"x7'-0"; (3) HINGES, STORAGE FUNCTION LOCKSET



**Federal Plaza
Change of
Occupancy**
219 S 4th Street
Minneapolis, MN 55401

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
NAME: ANDREA HAMMEL WOLLAK

SIGNATURE: Andrea Hammel Wollak
DATE: 08.29.2022 LICENSE #46183

| | | |
|----|----------------------------|----------|
| 5 | REVISION FOR LUA | 10.03.22 |
| 4 | REVISION FOR CITY COMMENTS | 08.29.22 |
| 3 | ISSUE FOR LUA | 08.29.22 |
| 2 | ISSUED FOR PERMIT | 04.19.22 |
| NO | ISSUE | DATE |

JOB NUMBER 22.014.0314

**ENLARGED
PLANS -
ACCESSIBLE
UNITS**

A10.15

10/10/2022 2:22:24 PM C:\Users\jruzz\OneDrive\Documents\22.014.0314 - LUMINN Co/O_detached_jruzzicone@gmail.com.rvt



NORTHEAST (FRONT) AND NORTHWEST (SIDE) ELEVATION



SOUTHEAST (SIDE) ELEVATION - ADJACENT BUILDING IN FOREGROUND



SOUTHWEST (REAR) ELEVATION



TYPICAL UNIT KITCHENETTE



TYPICAL UNIT LIVING AREA

A5 EXISTING PHOTOS

12" = 1'-0"




9232 68th St North
Stillwater, MN 55082
t 612.532.4147

**Federal Plaza
Change of
Occupancy**

219 S 4th Street
Minneapolis, MN 55401

I HEREBY CERTIFY THAT THIS PLAN,
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| | | |
|----|---------------|----------|
| 3 | ISSUE FOR LUA | 08.29.22 |
| NO | ISSUE | DATE |

JOB NUMBER 22.014.0314

**EXISTING
BUILDING
PHOTOS**

A00.06

TRAVEL DEMAND MANAGEMENT PLAN

PROJECT ADDRESS

219 4TH ST S

PROJECT DESCRIPTION

THE PROPERTY, WHICH IS CURRENTLY AN EXISTING 55 ROOM HOTEL, WAS INITIALLY PURCHASED BY HENNEPIN COUNTY TO HOUSE INDIVIDUALS EXPERIENCING HOMELESSNESS DURING THE PANDEMIC WITH A LONG-TERM VISION TO CONVERT THE PROPERTY INTO 55 PERMANENT HOUSING UNITS.

THE PROPERTY IS A ZERO-LOT-LINE BUILDING WITH NO EXISTING PARKING SPACES.

GOALS OF TRAVEL DEMAND MANAGEMENT PLAN

PROVIDE NO VEHICLE PARKING ON SITE SO AS TO CONTRIBUTE TO A REDUCTION IN GREENHOUSE GAS EMISSIONS AND INCREASE WALKING, BICYCLING, AND TRANSIT AS PRIMARY MODES OF TRAVEL.

ACKNOWLEDGEMENT OF SELF-REPORTED AUDITS

THE OWNER COMMITS TO PROVIDING SELF-REPORTED AUDITS EVERY TWO (2) YEARS TO THE PLANNING DIRECTOR AND CITY ENGINEER REGARDING THE ONGOING COMPLIANCE WITH THE REQUIRED STRATEGIES UNTIL IT IS DEEMED THAT THE DEVELOPMENT IS SUFFICIENTLY MEETING CITY MODE SPLIT AND SAFETY GOALS.



40 S. 7th Street, STE 212 PMB 172
Minneapolis, Minnesota 55402
Email: info@thedmna.org
Online: www.thedmna.org

The DMNA Land Use Committee works to promote a safe, active, and welcoming public realm; a stable, civically engaged residential neighborhood; and architecturally distinctive urban design.

October 26, 2022

Mr. Alex Kohlhaas
City of Minneapolis - CPED
Public Service Building
505 4th Avenue S.
Minneapolis, MN 55415

RE: Federal Plaza (former LuMINN Hotel located at 219 S. 4th Street) – Variance applications and Site Plan Review

Dear Mr. Kohlhaas:

I am writing on behalf of the Downtown Minneapolis Neighborhood Association **to express support for the land use applications submitted by Hennepin County for the Federal Plaza building located at 219 S. 4th Street. The support is contingent upon Hennepin County keeping the lounge space on the first floor permanently intact and not converting it to housing units in the future; introducing the property manager, once secured, at a DMNA Board meeting; and attending a DMNA Board meeting approximately one year after opening to provide an update on how things are going at the property.**

Hennepin County Housing Development and Finance Director Julie Welle Ayres; District 3 Commissioner Marion Greene; and Andrea Hammel Wollak and Jessica Ruzzicone from hw² design presented to the DMNA LUC on September 6. Ms. Welle Ayres and Commissioner Greene subsequently met with the DMNA Board on October 17 to respond to additional questions related to property management, tenant screening processes, and safety and security concerns.

At the DMNA LUC meeting, Ms. Ayres explained that the plan is to convert the former LuMINN Hotel into 55 units of permanent, independent housing that is affordable to adults with incomes less than 30% of the AMI. She noted that Hennepin County started leasing hotels across the county in early 2020 to help seniors and people with medical complications exit congregate shelters and have their own room to limit the transmission of COVID-19. In late 2020, the county purchased four hotels and motels and recently acquired the former LuMINN Hotel to further its mission to increase permanent affordable housing opportunities.

Ms. Wollak provided some history on the previous uses for the building and reviewed the site plan for the project. She stated that the property was constructed in 1914. Past uses include a charter school and office space. It was converted to a hotel in 2015. Kitchenettes were put in to accommodate extended stay guests. The rooms average 350 square feet in size. She explained that they are seeking two variances:

- A variance to allow units to maintain kitchenettes and bathrooms, but remain under 350 sq. ft.
- A variance to allow the storage of 55 bikes in the basement, which is accessible by elevator.

Ms. Wollak also noted that the City requires a Site Plan Review for a project that converts a building from one use to another.

LUC members inquired about whether they plan to allow residents to have pets in the building and whether there would be an on-site pet relief area. They plan to allow pets, and they will explore options for pet relief. There was a question regarding the lounge area on first floor and whether there were plans to convert the space to housing units. There are no plans to convert the space to housing units at this time. There was also a question regarding whether they have hired a property manager. There is currently an RFP out. The property manager will be an experienced nonprofit. Hennepin County is hoping to secure the property manager in the next six weeks. Finally, there was a question regarding safety and accountability rules for residents. There will be background checks done on all residents and there will be building rules.

The DMNA LUC passed a motion supporting the two variance applications and the Site Plan Review to convert the building from a hotel to independent housing. The support is contingent upon Hennepin County keeping the lounge space on the first floor permanently intact and not converting it to housing units in the future. The LUC would also like to meet with the property manager prior to the building opening to residents. The LUC expressed its support to Hennepin County for developing permanent solutions to ending homelessness.

The DMNA Board passed a motion supporting the land use applications, but their support is contingent upon Hennepin County introducing the property manager, once secured, at a DMNA Board meeting, and attending a DMNA Board meeting approximately one year after opening to provide an update on how things are going at the property.

If you have any questions regarding this letter, please feel free to contact me at christie@thedmna.org, or 320-583-4573.

Sincerely,

Christie Rock Hantge
DMNA Executive Director

CC: Julie Welle Ayres, Hennepin County
Council Member Lisa Goodman
Council Member Michael Rainville
Pam McCrea, DMNA Board President
Kevin Frazell, DMNA Land Use Committee Chair
LB Guthrie, DMNA Land Use Committee Vice Chair