

ZONING COMMITTEE STAFF REPORT

FILE # 15 011695

1. **APPLICANT:** TJJ Development LLC **HEARING DATE:** 4/16/15
 2. **TYPE OF APPLICATION:** Site Plan Review
 3. **LOCATION:** 735 Cleveland Avenue South
 4. **PIN & LEGAL DESCRIPTION:** 172823110096 Saint Catherine Park Vac Alley Accruing & All Of Lots 26, 27 & Lot 28 Blk 1
 5. **PLANNING DISTRICT:** 15 **PRESENT ZONING:** T2
 6. **ZONING CODE REFERENCE:** Section 61.402(c)
 7. **STAFF REPORT DATE:** 4/8/15 **BY:** Tom Beach and Larry Soderholm
 8. **DATE RECEIVED:** 2/19/15
DEADLINE FOR ACTION: 6/19/15 (Extension Letter sent to applicant on 3/30/15)
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- A. **PURPOSE:** Site plan review for a 4-story mixed-use building fronting on S. Cleveland Ave. between Highland Parkway and Pinehurst Ave.

Upon completion the project will have:

- 53 apartment units
- 11,000 square feet of retail space; 8,000 square feet of office space
- 109 parking spaces (28 surface spaces and 81 spaces in the underground garage).

It will be built in two phases so that the Edina Realty office at the site can remain open continuously. The north one-third of the project will be built first on the existing parking lot. Edina will move into the new space and then the south two-thirds of the project will be built. Each phase is expected to take 6 to 8 months.

- B. **PARCEL SIZE:** 31,500 sq. ft. in T2; (Developer also owns the adjoining R4 lot of 4,800 sq. ft.)

- C. **EXISTING LAND USE:** One-story commercial office (real estate) with parking lot

- D. **SURROUNDING LAND USE:**

North: T2, commercial (bank) across Highland Pkwy.

East: T2, commercial across S. Cleveland Ave.

South: T2, commercial across Pinehurst Ave.; VP zoned parking lot diagonally to the southwest

West: R4, single family homes

- On the Highland Pkwy. side of the block there is an alley between the site and the nearest house
- On Pinehurst Ave. there is a vacant R4 lot between the building site and the nearest house. (The lot is owned by the developer, but no building is proposed on the lot and it would be required to remain open space because underground stormwater

storage pipes will be located there.

E. ZONING CODE CITATION:

- Findings for site plan review are listed in Sec. 61.402(c).
- Density and dimensional standards for TN2 are found in Sec. 66.331.
- Special requirements for parking and mixed use buildings are found in Sec. 66.341.
- Design standards for TN2 are found in Sec. 66.343.

F. PROJECT OVERVIEW: 4-story mixed-use building fronting on S. Cleveland Ave. between Highland Parkway and Pinehurst Ave. The project would have:

- 53 apartment units on floors 2-4 (mostly studio and one-bedroom units)
- 11,000 square feet of retail space on the first floor
- 7,000 square feet of office space on the second floor
- 120 off-street parking spaces (32 surface spaces; 79 spaces in the underground garage; plus credit for 9 spaces through provision of 37 bicycle spaces)
- Two entrances to parking (on Pinehurst and on Highland)

(See attached plans.)

The project would be built in two phases so that the Edina Realty office at the site can remain open continuously. The north one-third of the project would be built first on the existing parking lot. Edina would move into the new space and then the south two-thirds of the project will be built. Each phase is expected to take 6 to 8 months.

F. HISTORY

- The property was rezoned from B2 to T2 in 2012 as part of the Highland Village Zoning Study.
- The alley was changed to its current L-shaped configuration a number of years ago.
- Highland Village streetscape improvements were done in 2014

G. DISTRICT COUNCIL RECOMMENDATION: The Highland District Council's Community Development Committee met with the applicant on 3/18/15 and received comments from a number of neighbors. The Committed did not take a position on the site plan but requested a public hearing on the site plan.

H. FINDINGS: Section 61.401(c) of the Zoning Code says that in "order to approve the site plan, the planning commission shall consider and find that the site plan is consistent with" the findings listed below.

1. *The city's adopted comprehensive plan and development or project plans for sub-areas of the city.*

The site plan meets this finding. The Comprehensive Plan encourages dense, mixed-use developments in Highland Village and other neighborhood commercial centers that have good transit service.

From the Land Use Chapter of the Paul Comprehensive Plan:

- 735 Cleveland is located in a Neighborhood Center on a Mixed Use Corridor. These areas are planned for a mix of uses, with medium- to high-density residential developments. The Neighborhood Center designation is applied to nodes in the city where there is good access to public transportation.

- The following are strategies that apply to Neighborhood Centers:
 - Land Use 1.2 Permit high density residential development in Neighborhood Centers, Mixed-Use Corridors, the Central Corridor and Downtown.
 - Land Use 1.12: Balance the following objectives for Neighborhood Centers through the density and scale of development: accommodating growth, supporting transit use and walking, providing a range of housing types, providing housing at densities that support transit, and providing open space and recreational opportunities.
 - Land Use 1.14: Plan for growth in Neighborhood Centers.
 - Land Use 1.19: Promote conditions that support those who live and work in Neighborhood Centers, including frequent transit service, vibrant business districts, a range of housing choices, and community amenities.
 - Land Use 1.25: Promote the development of more intensive housing on Mixed-Use Corridors where supported by zoning that permits mixed-use and multi-family residential development.

The following are strategies from the Summary of the Highland District Plan that was adopted by the City Council. The Summary is an addendum to the Comprehensive Plan:

- Highland Village 3: Rezone portions of Highland Village to TN2 to support mixed-use development and appropriate building design.
- Housing 9: Utilize zoning mechanisms, such as TN zoning, that allow for residential uses in the commercial areas, while limiting the expansion of commercial uses into residential neighborhoods.
- The full length version of the Highland District Plan contained a policy stating that buildings in the Highland Village area should be no taller than three stories. Although this policy statement was approved by the Highland District Council, it was *not* adopted by the City as part of the Comprehensive Plan. As a matter of standard procedure, the City adopts only summaries of district plans; otherwise the length of the Comprehensive Plan would be unwieldy. In reviewing district plans, the Planning Commission tries to screen out neighborhood positions that would likely conflict with citywide policies.

2. *Applicable ordinances of the City of Saint Paul.*

The site plan meets this finding. The site plan meets the standards in the T2 district for height, setbacks, density, parking, and design. These are reviewed in detail in Attachment A on pages 7 and 8.

3. *Preservation of unique geologic, geographic or historically significant characteristics of the city and environmentally sensitive areas.*

The site plan meets this finding. The property is typical in the Highland Village shopping area and does not have unique historical or environmental significance.

4. *Protection of adjacent and neighboring properties through reasonable provision for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and those aspects of design which may have substantial effects on neighboring land uses.*

The site plan meets this finding. Through the review process, the developer has made several site plan changes to improve the relationship of the development to the homes to the west (masonry screen wall, landscape buffer on Pinehurst lot, more brick on southwest corner). As for the specifics in this finding:

- A stormwater retention storage system will meet city standards for run-off rate. The

retention system will be consist of pipes buried below grade and would be located on the lot immediately west of the proposed building. The surface of the lot would continue to be green space with landscaping.

- The surface parking would be screened on the west side by a masonry wall. Most of the wall would be approximately 12' tall, and the section near Highland Pkwy would be approximately 4' high. Both of the homes immediately to the west would be buffered by new or existing landscaping.
 - The building has a step-back design so the third and four floors on the west side are a reasonable distance from the neighboring homes (approximately 53' from the third and fourth floors to the house on Highland Pkwy. and 77' to the house on Pinehurst).
 - The developer has submitted shadow patterns for the building at different times for each season of the year. (See attached.) The building will cause shadows in the early morning on the houses closest to the project, but the impacts are within the expected parameters for buildings in T2 zones.
 - Trash pickup has been designed so that the trash truck would not block the adjacent public alley during trash pickup. The trash truck would back into the parking area through a door/gate at the corner of the alley and pick up the trash within the parking area. The truck would not sit in the alley during pick up. Recycling will be handled in the same manner. The developer has assured neighbors that he will cooperate with them on the trash collection schedule so that it won't be a nuisance.
 - Traffic from site would not use the adjacent alley. It would enter and exit directly to Pinehurst and Highland.
 - Moderate amounts of snow can be pushed to the bicycle parking area in the parking lot. Heavier amounts will be hauled away or might be moved onto the vacant Pinehurst lot.
5. *The arrangement of buildings, uses and facilities of the proposed development in order to assure abutting property and/or its occupants will not be unreasonably affected.*

The site plan meets this finding for the reasons listed in finding 4 above:

- step-back building design;
 - parking screened by masonry wall;
 - landscape buffers;
 - spatial buffer provided by 29' wide alley ROW and by 40' vacant lot;
 - reasonable shadowing
 - no alley access to building or parking lot;
 - deliveries from street;
 - trash haulers won't block alley.
6. *Creation of energy-conserving design through landscaping and location, orientation and elevation of structures.*

The site plan meets this finding. Higher density housing is inherently more energy-conserving because it has fewer exterior walls and roof per dwelling unit than low density housing. The proposed development is located in a commercial area with good public transit and thus is conducive to walking, biking, and take public transit rather than driving.

7. *Safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets, including traffic circulation features, the locations and design of entrances and exits and parking areas within the site.*

All traffic for the project will enter the site at one of two driveways: one on Highland and one on Pinehurst. There is no vehicular access from Cleveland. The only access from the alley is a door for trash pickup that would be used a couple of times a week. The neighborhood has requested that the timing of the trash pick up to be considered by the developer.

The applicant has submitted a formal Traffic Impact Study for the project. This study was prepared by a Traffic Engineer and looks at estimated traffic generated by the project, turning movements, etc. Public Works Traffic is reviewing the study. They have not completed their review at the time this staff report was written. Based on the level of review completed to date, the Traffic Division is in general agreement with the report findings in that the estimated traffic generated by the project can be accommodated by the adjacent streets without creating unacceptable levels of service at adjacent intersections. The plan is consistent with traffic safety for all modes of transportation including bikes and pedestrians.

8. *The satisfactory availability and capacity of storm and sanitary sewers, including solutions to any drainage problems in the area of the development.*

The site plan meets this finding. Stormwater from the site would be piped to an underground detention system located on an adjacent parcel immediately to the west. The system is made up of three parallel rows of large pipe. The stormwater would go out to the public storm sewer in Pinehurst at a controlled rate that meets City standards. The technical details for this system are being worked out between the applicant and Public Works Sewers. A condition for approval of the site plan should be that these details get worked out and Public Works Sewers gives its final approval to the stormwater system.

9. *Sufficient landscaping, fences, walls and parking necessary to meet the above objectives.*

The development has sufficient landscaping. Construction activity will take place on the sidewalks. The City Forester plans to save and relocate several recently planted boulevard trees and the developer will plant new boulevard trees on all three streets. The trees on Cleveland will be planted in structural soils with a surface of permeable pavers that match the existing pavers used for the Highland streetscape. Under the boulevard trees, the landscape plan also shows various tough perennials. The remaining boulevard space on Pinehurst and Highland Parkway will be sodded.

Foundation plantings are shown along the west side of the building adjoining the Pinehurst lot. Staff understands that the developer has made an agreement with the neighboring Pinehurst homeowner to provide a fence and/or a landscaped buffer along the west side of the vacant residential lot. Staff recommends that the large existing arborvitae hedge on the west side of the north-south alley be preserved and protected during construction.

Sections of green roofs are shown on the second and third levels; these will be planted with drought-tolerant sedums to enhance the views from residents' apartments and decks.

The development has sufficient fences and walls. As describe above, the immediately adjoining homes will be screened as required by the zoning code. The off-street parking at grade level will be enclosed and screened from the alley by a masonry wall. The ends of the parking area facing Pinehurst and Highland will be partially enclosed while still providing good sight lines for drivers leaving the parking area.

The development has sufficient parking. The zoning code requires 93 off-street parking spaces. (In the T2 zoning district, the residential parking requirement is reduced by 25% because of the convenience of public transportation and walking and bicycling.)

The site plans shows 111 car parking spaces plus a credit for 9 bicycle parking spaces for a total of 120 parking spaces. 79 of the car spaces will be in the basement and will be assigned to residential tenants and business employees. 32 car spaces will be in the surface lot, intended for customers and visitors. For bicycles there are 37 secure spaces in the basement and 20 spaces in public racks. There is also on-street parking on most of the street frontage (roughly 15 spaces).

10. *Site accessibility in accordance with the provisions of the Americans with Disabilities Act (ADA), including parking spaces, passenger loading zones and accessible routes.*

The site plan meets this requirement. The floors of the commercial spaces and lobbies will match the sidewalk grades in the front and back. The plan shows 5 accessible parking spaces to meet ADA standards (5 required for lot of 101 to 150 spaces). The sidewalks, which were newly rebuilt in 2014, have accessible crossings.

11. *Provision for erosion and sediment control as specified in the Minnesota Pollution Control Agency's "Manual for Protecting Water Quality in Urban Areas."*

The site plan included an erosion and sediment control plan that meets this standard.

I. STAFF RECOMMENDATION:

Based on the findings above, the staff recommends approval of the site plan for a mixed-use development at 735 Cleveland Avenue South, subject to the following conditions:

1. Technical details for the stormwater drainage system must be approved by the Public Works Sewer Division.
2. The Traffic Impact Study must be given final approval by the Public Works Traffic Division.
3. The plans must show the requirements of the City Forester, i.e., to put a note on the "Removals Plan" to get a tree permit before removing existing boulevard trees and to show on the site and landscape plans that 4 new trees will be planted on Pinehurst to replace the 4 that are being removed (only 2 are currently shown).
4. Steps must be taken as needed during construction to ensure that the large hedge on the west side of the north-south alley is not damaged by construction activities.
5. In consultation with the Pinehurst neighbor, the developer must install a landscape buffer on the Pinehurst lot.
6. Architectural materials must be of the same quality as shown on the plan, or better.

Attachments

Zoning summary
Letters/emails/petitions
Plans and drawings
Photos
Aerial photos

ATTACHMENT A: Zoning Summary
Highland Village Mixed Use – Site Plan Review
File 15-011695
4/9/15

Zoning

- *Property where proposed building is located is T2.*
- Mixed use in T2 is a permitted use.
- Developer also owns adjoining vacant lot on Pinehurst, zoned R4, which will be retained as a buffer yard.

Density: Floor Area Ratio (FAR)

- FAR requirement for mixed use in T2 is 0.3 to 3.0.
- Lot size of T2 parcel is 35,611 square feet (includes half the alley per zoning code).
- Floor area of building is 73,951 gross square feet. (By definition floor area does not include basement, ramp to garage, balconies, or stair and elevator bulkheads. The developer's shows 101,609, which includes the basement parking garage.)
- FAR is 2.1.

Setbacks

- *Front setback requirement: Minimum of 0', maximum of 10'.*

The development has a 0' setback along most of the Cleveland frontage, with the doors inset so that they won't swing out more than 1' into the ROW, as per building code.

- *Side setback requirement: No setback requirement on Highland Pkwy. and Pinehurst sides for heights up to 35'; 10' setback for fourth floor to go up to 45' high.*
 - On the first floor, the commercial spaces on the Cleveland corners are built out to the sidewalks with no setbacks on Highland Pkwy. and Pinehurst. The enclosed ramp to the basement garage also has 0' setback on Pinehurst.
 - On the second floor, office space on the Highland side has 0' setback, as do the apartments on the Pinehurst side.
 - On the third floor, Highland Pkwy. side, there is a small deck with 0' setback (although the exterior walls are setback 5'). On the Pinehurst side, a deck has 0' setback (although other decks have 5' setbacks and the building wall has a 6' setback.)
 - On the fourth floor, the Highland Pkwy. and Pinehurst building walls are set back 10". On Pinehurst the apartments have decks that are set back 4' (6' wide decks), in which case they can have railings up to 4' high and remain within the 1:1 allowance for height above 35'.

Rear setback requirement: No setback required, except that 6' is required if windows or doors face an interior lot line. By definition the north-south lot lines on the west are rear lot lines. (The short alley segment that is east-west is another side lot line.)

The development has 0' setback along the north-south alley, and also on the interior lot line for the vacant residential lot on Pinehurst, but that wall has no windows or doors.

- *Alley setback requirement: 13' from the centerline of the alley.*

The north-south alley is 29' wide, so the proposed building is 14.5' from its centerline. (However, the apparent width of the alley is less because 13' of the alley easement was reserved for a landscape buffer on the residential side, which is now occupied by the arborvitae hedge. The paved portion of the alley is approximately 16' wide.)

The east-west alley is 20' wide, so the proposed building must have a setback of 3' for the corner of the building (the driveway ramp) that is west of the centerline of the east-west alley. The developer changed the plan to provide this setback.

Height

- *Maximum height standards: 35' not counting rooftop mechanical or stair and elevator bulkheads; 25' at property lines along the alley and the R4 lot. The height may exceed the maximum if set back from side and rear setback lines a distance equal to additional height.*
- The proposed building is 34' 4" high at the third story. The fourth story is 45' high. It provides 10' sideyard setbacks on Highland Pkwy. and Pinehurst, which allow the proposed height of 45'. On Pinehurst the fourth floor units have decks that are set back 4' and thus can have railings up to 4' high.
- *Along the alley and single family lot, the height limit is 25'. Again the building can be higher if the setback is equal to the additional height.*
- The proposed building is two stories and 24' high along the alley and the residential units along the property line of the vacant lot. The parking ramp section is one story.
- On the Highland Pkwy. end of the building the third and fourth floors are set back 20' from the alley property line, allowing the fourth floor to be 45' high. On the Pinehurst end the fourth floor is set back 25' from the lot line between T2 and R4.

Parking

- Residential requirement
@ 1 per efficiency & 1 BR or 1.5 per 2 BR,
reduced 25% in T district: 47 spaces (60 provided)
- Office requirement @ 1 per 400 GFA: 18 spaces (20 provided)
- Retail requirement @ 1 per 400 GFA: 28 spaces (31 provided)
- **Total parking required: 93 spaces (111 car spaces provided)**

- Parking provided:

Surface-level lot:	32 spaces
Basement garage:	79 spaces
Bicycle conversion (up to 10% of required)	9 spaces (57 bike parking spaces provided)

Travel Demand Management Plan

Need to have an approved plan. They have submitted a plan. Staff is reviewing it. Initial response is that it looks OK.

Citywide building design standards

Easily meets these standards.

“T” district design standards

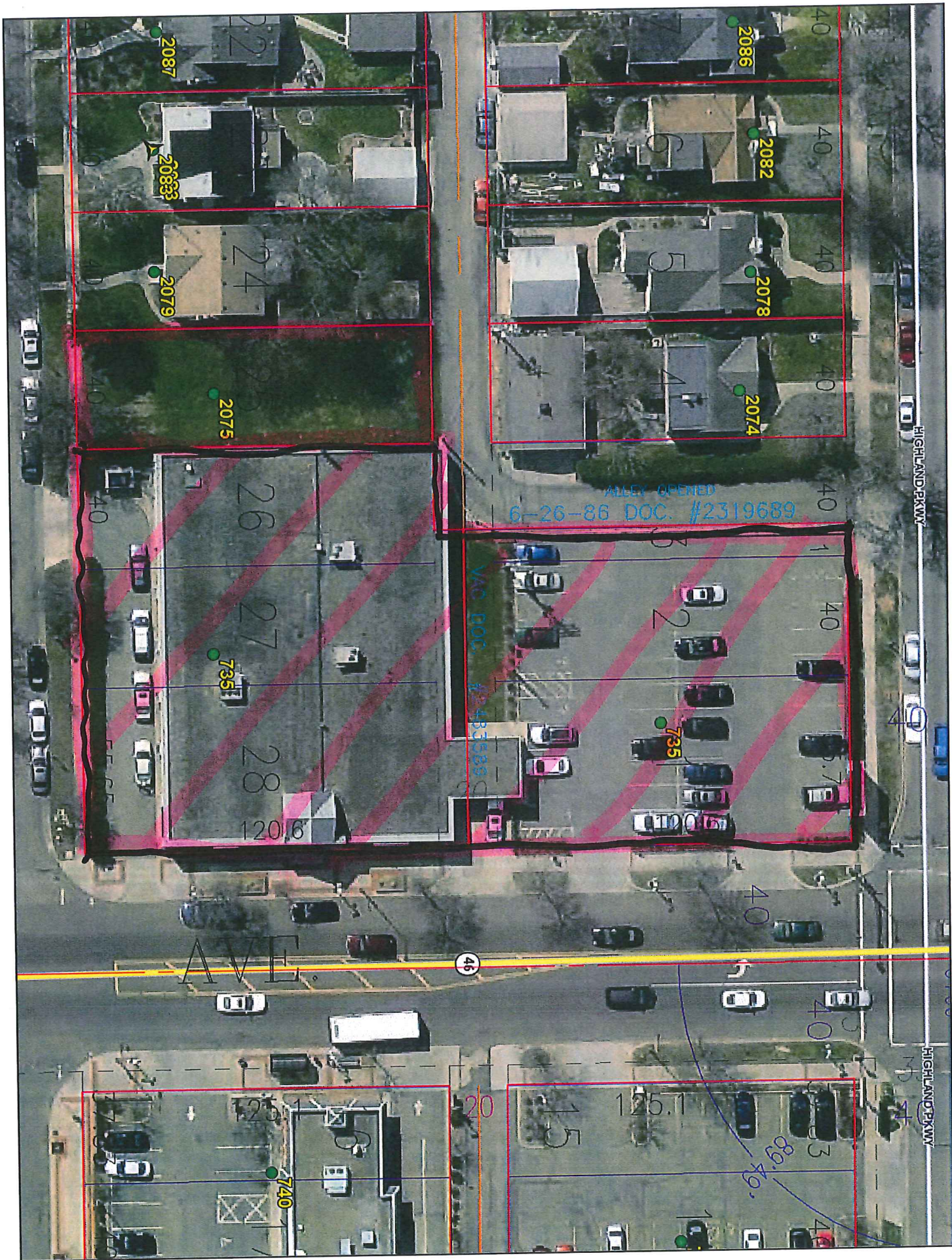
Staff reviewed these standards; all relevant standards are met.

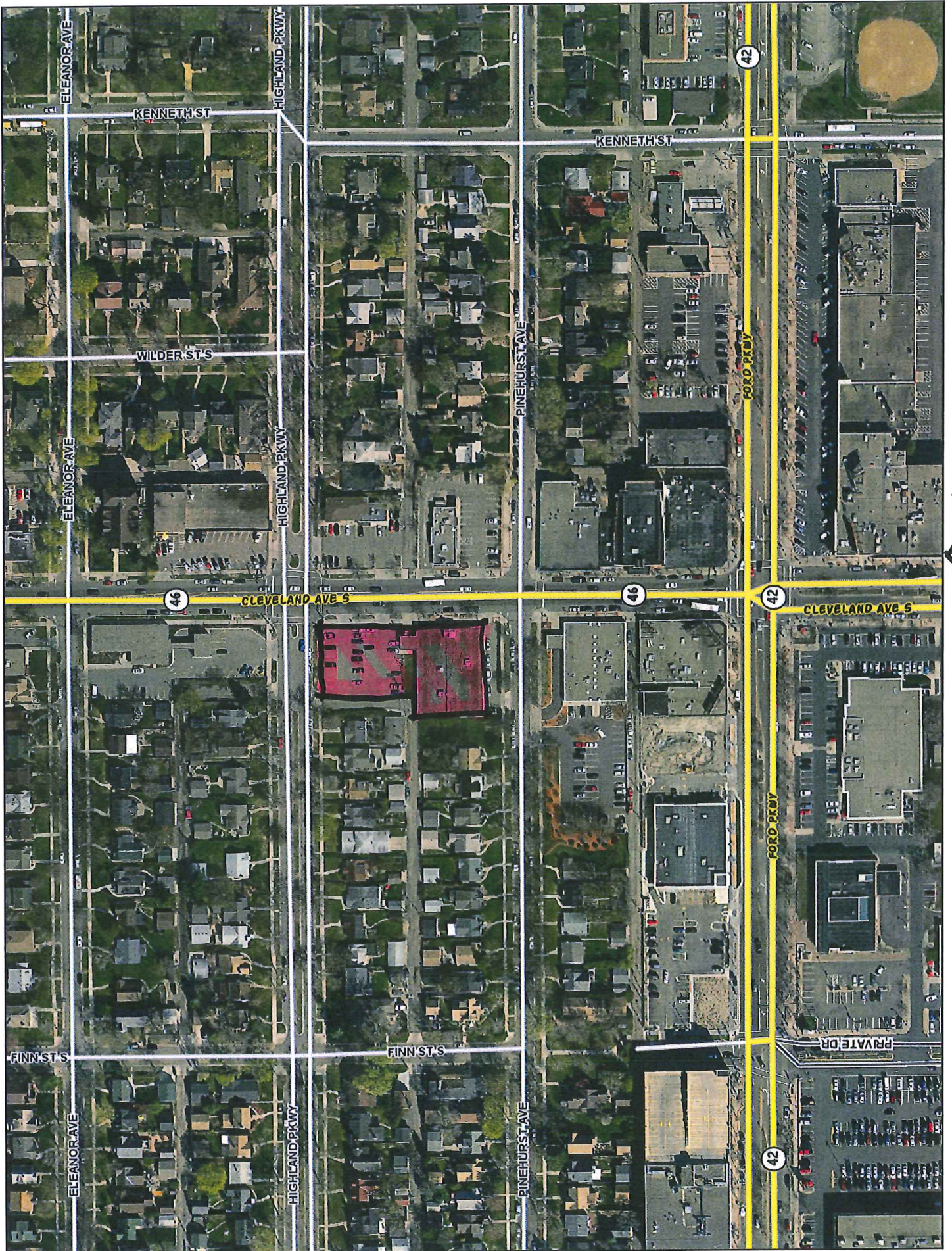
Loading

Public Works will designate an on-street loading zone with restricted hours.



North Zoning





North

35



Looking south at site from across Highland: site, alley and adjacent single-family house.

Looking west across site to alley and adjacent single-family house.





Looking north from Pinehurst: site is to the right, vacant residential parcel in the center would have stormwater system for the project below the ground but would remain as green space, single-family house to the right.

Alley turns 90 degrees behind the site.

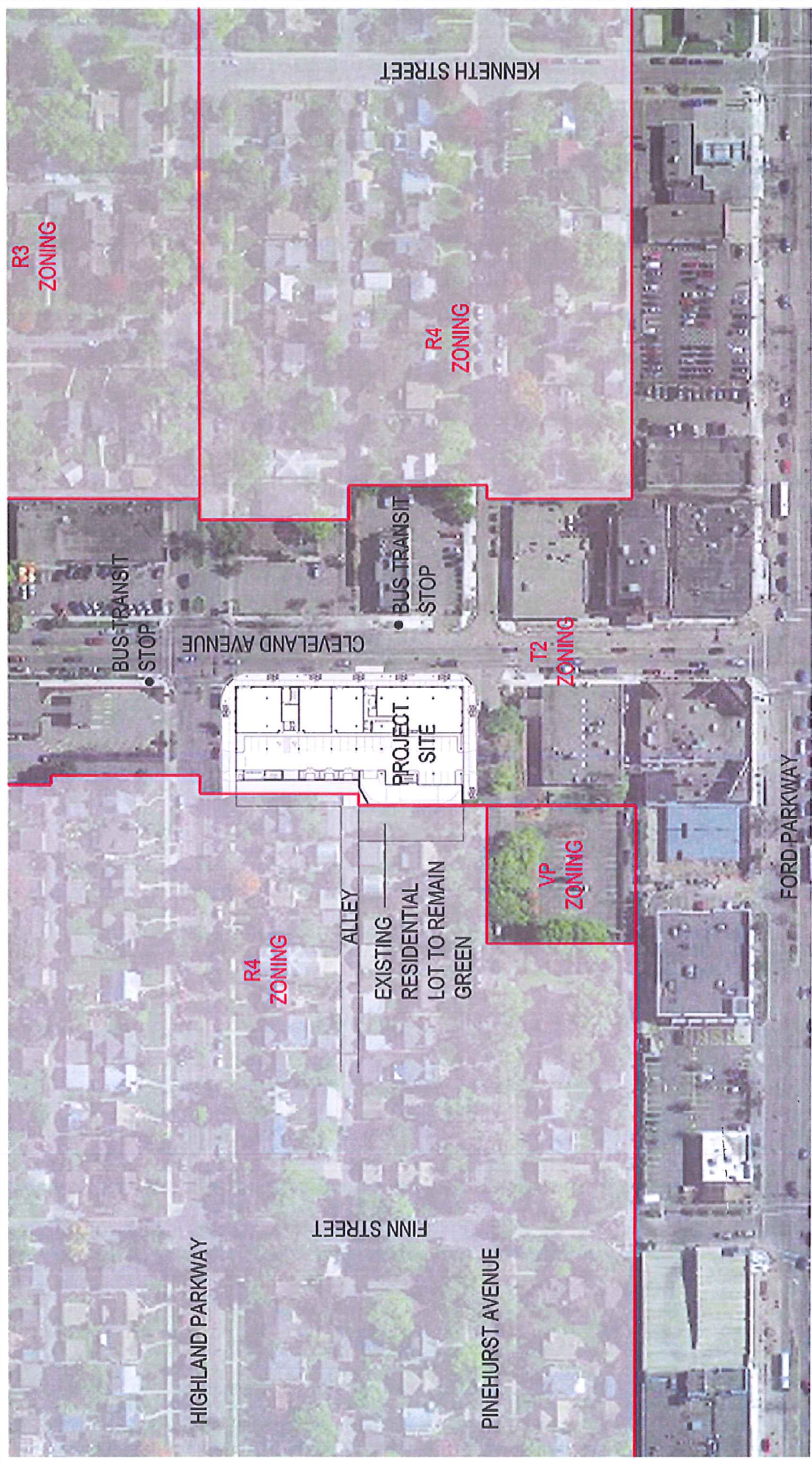



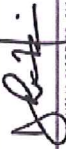


Looking north from the site across Highland to commercial property, alley and single-family house.

Street view of 2014 Highland sidewalk improvements





 HA Architecture <small>Harris Architects, LLC 518 Washington Ave., Suite 200 Minneapolis, MN 55401</small>	HIGHLAND MIXED USE ST PAUL, MN	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND AS A REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA	DATE: 03/27/2015	REGISTRATION NO: 22603	NEIGHBORHOOD PLAN SCALE 1" = 100'-0"	DATE: 03/27/15 A-SITE-1 JOB # 3307
	LAND USE APPROVAL SET	 JOHN H. HARRIS, AIA	NORTH			



MASONRY TRASH ENCLOSURE W/
12' TRUCK ACCESS GATE AND
PULL OFF AREA FROM ALLEY TO
ALLOW FREE PASSAGE OF ALLEY
TRAFFIC DURING COLLECTION
TIMES

EXISTING HEDGE TO REMAIN

5' HIGH SCREEN WALL AT
ALLEY FRONTAGE
ELEC. TRANSFORMER
ON CONC. PAD

BIKE RACKS

TACTILE WARNING INSERTS &
VISUAL PEDESTRIAN WARNING
DEVICE @ HIGHLAND ENTRY

HIGHLAND
PARKWAY

TURF GRASS

EXISTING TRAFFIC LIGHTS &
PEDESTRIAN DEVICES TO REMAIN

BIKE RACK PER HIGHLAND PARK
STREETSCAPE STANDARDS
DEDICATED LOADING ZONE
W/ HOURLY RESTRICTIONS

GRAPHIC SCALE



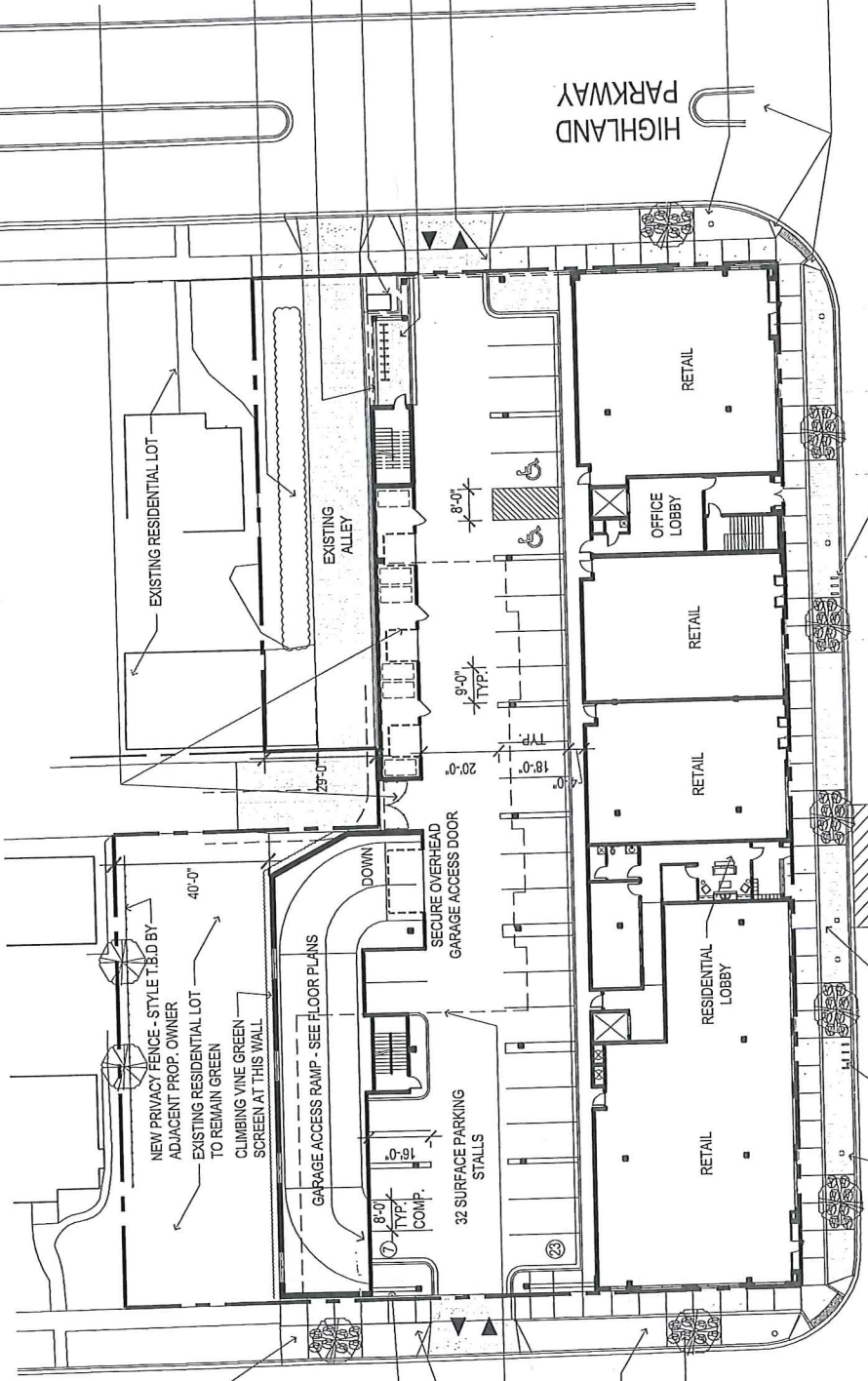
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A-SITE-2

JOB # 3307

SITE PLAN

1" = 30'-0"



CLEVELAND AVENUE

PINEHURST
AVENUE

TURF GRASS

3' HIGH SCREEN
WALL

TACTILE WARNING INSERTS &
VISUAL PEDESTRIAN WARNING
DEVICE @ PINEHURST ENTRY
BUILDING ABOVE
SHOWN DASHED

TURF GRASS

HARDWOOD
MULCH PLANTING
BED W/ TREES
AND SHRUBS TYP.
TO MATCH
STANDARD
HIGHLAND
STREETSCAPE
MATERIALS

EXISTING DECORATIVE STREET
LIGHTING TO REMAIN (6) THUS

BIKE RACK PER HIGHLAND PARK
STREETSCAPE STANDARDS

4'x8" HOLLAND PERVIOUS PAVERS PER
HIGHLAND STANDARDS AT CLEVELAND
FRONTAGE ONLY

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION
OR REPORT WAS PREPARED BY ME OR UNDER MY
DIRECT SUPERVISION AND THAT I AM A DULCIP THE
REGISTERED ARCHITECT UNDER THE LAWS OF THE
STATE OF MINNESOTA

DATE: 03/27/2015

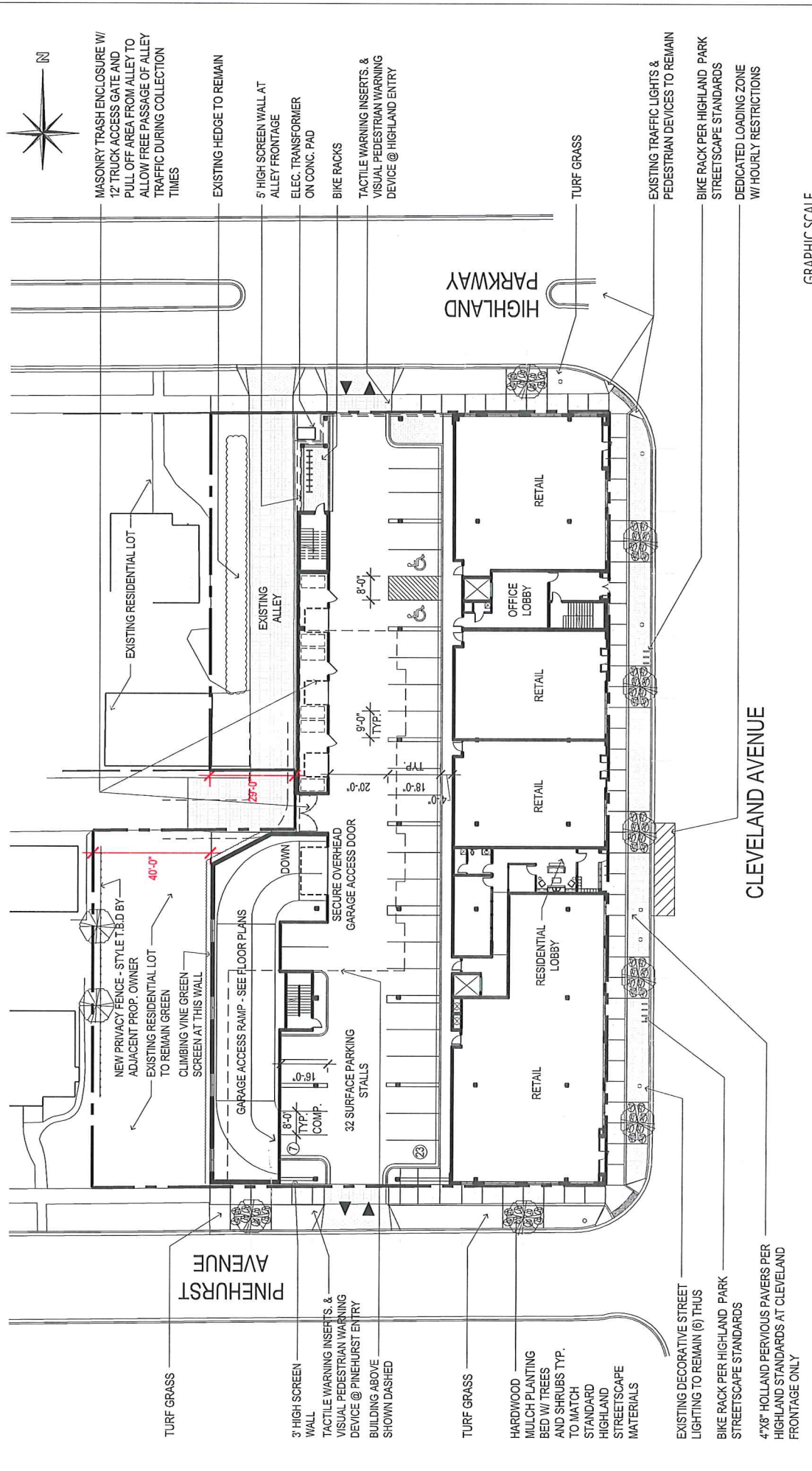
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JOHN H. HARRIS, AIA

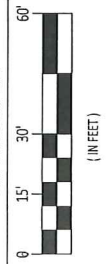
HIGHLAND MIXED USE
ST PAUL, MN

LAND USE APPROVAL SET





DATE: 03/27/2015
A-SITE-2
 JOB # 3307



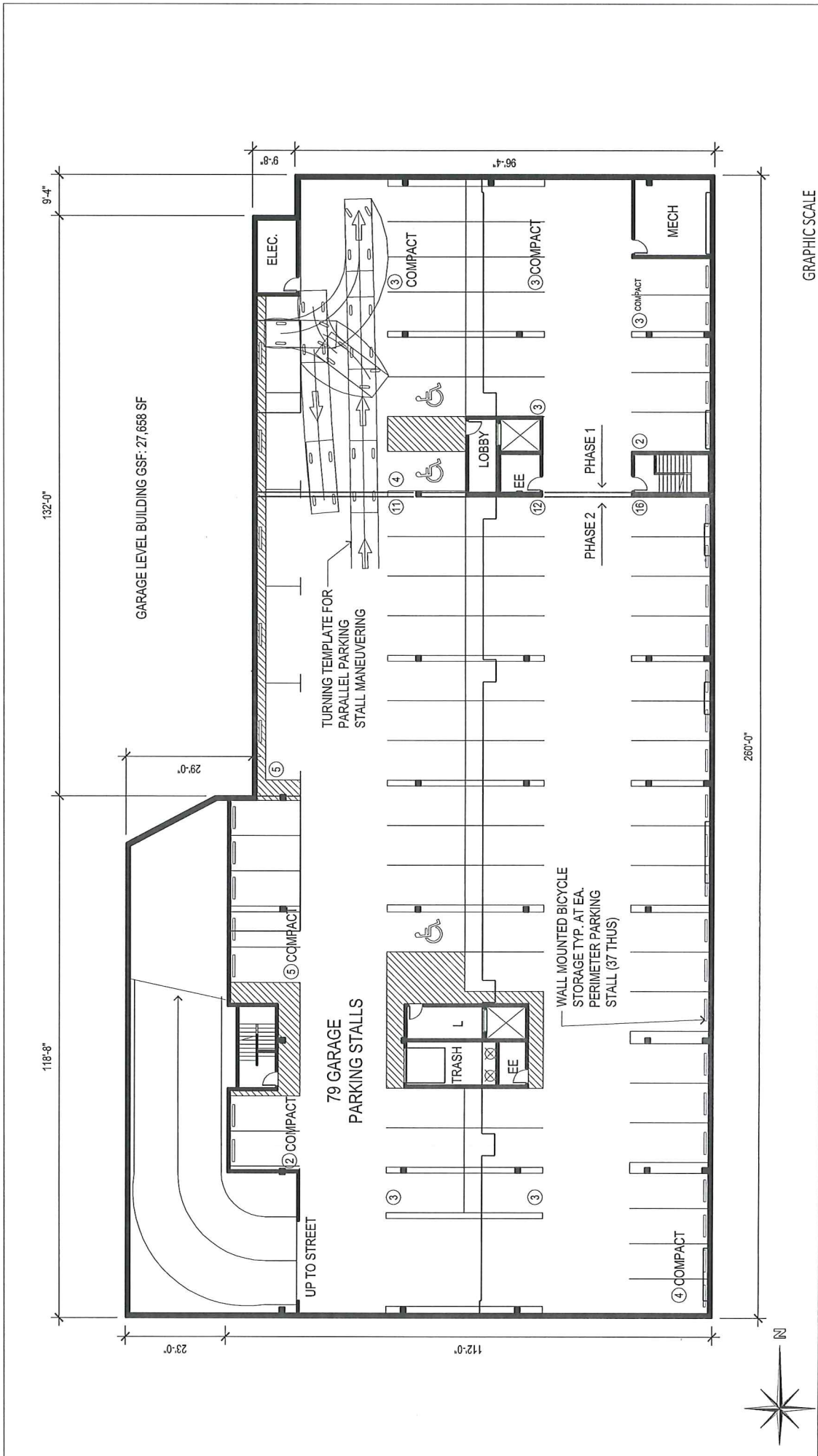
SITE PLAN
 1" = 30'-0"

John H. Harris, AIA
 JOHN H. HARRIS, AIA
 REGISTRATION NO: 22603

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
 DATE: 03/27/2015

HIGHLAND MIXED USE
 ST PAUL, MN
 LAND USE APPROVAL SET

HA
 Architecture
 Harris Associates, LLC
 515 Washington Ave. Suite 2000
 Minneapolis, MN 55401



GARAGE FLOOR PLAN
1" = 20'-0"

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)

DATE: 03/27/2015
JOB # 3307

A-0

REGISTRATION NO: 22603
JOHN H. HARRISS, AIA

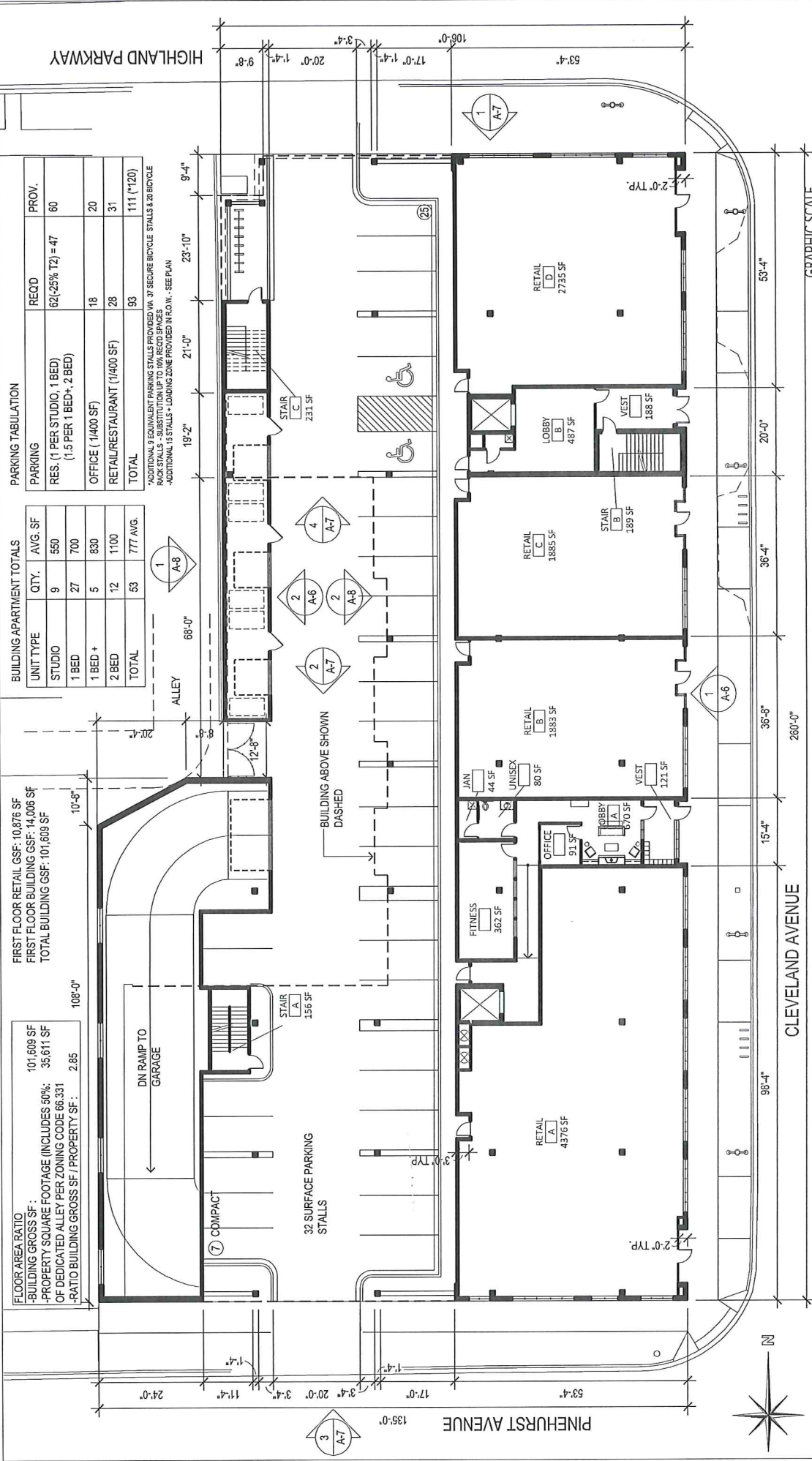
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HIGHLAND MIXED USE
ST PAUL, MN

LAND USE APPROVAL SET

HA
Architecture
Harris Associates, LLC
513 Washington Ave, Suite 2000
Minneapolis, MN 55401



FLOOR AREA RATIO

- BUILDING GROSS SF: 101,609 SF
- PROPERTY SQUARE FOOTAGE (INCLUDES 50% OF DEDICATED ALLEY PER ZONING CODE 66.331): 35,611 SF
- RATIO BUILDING GROSS SF / PROPERTY SF: 2.85

FIRST FLOOR RETAIL GSF: 10,876 SF
FIRST FLOOR BUILDING GSF: 14,006 SF
TOTAL BUILDING GSF: 101,609 SF

BUILDING APARTMENT TOTALS

UNIT TYPE	QTY.	AVG. SF
STUDIO	9	550
1 BED	27	700
1 BED +	5	830
2 BED	12	1100
TOTAL	53	777 AVG.

PARKING TABULATION

PARKING	RECD	PROV.
RES. (1 PER STUDIO, 1 BED) (1.5 PER 1 BED+, 2 BED)	62(-25% T2) = 47	60
OFFICE (1400 SF)	18	20
RETAIL RESTAURANT (1400 SF)	28	31
TOTAL	93	111 (*120)

*ADDITIONAL EQUIVALENT PARKING STALLS PROVIDED VIA 37 SECURE BICYCLE STALLS & 20 BICYCLE RACK STALLS - SUBSTITUTION UP TO 10% RECD SPACES
 -ADDITIONAL 15 STALLS - LOADING ZONE PROVIDED IN R.O.W. - SEE PLAN

FIRST FLOOR PLAN
 1" = 20'-0"

DATE: 03/27/2015
 JOB # 3307

GRAPHIC SCALE: 0 10' 20' 40' (IN FEET)

REGISTRATION NO: 22603
 JOHN H. HARRIS, AIA

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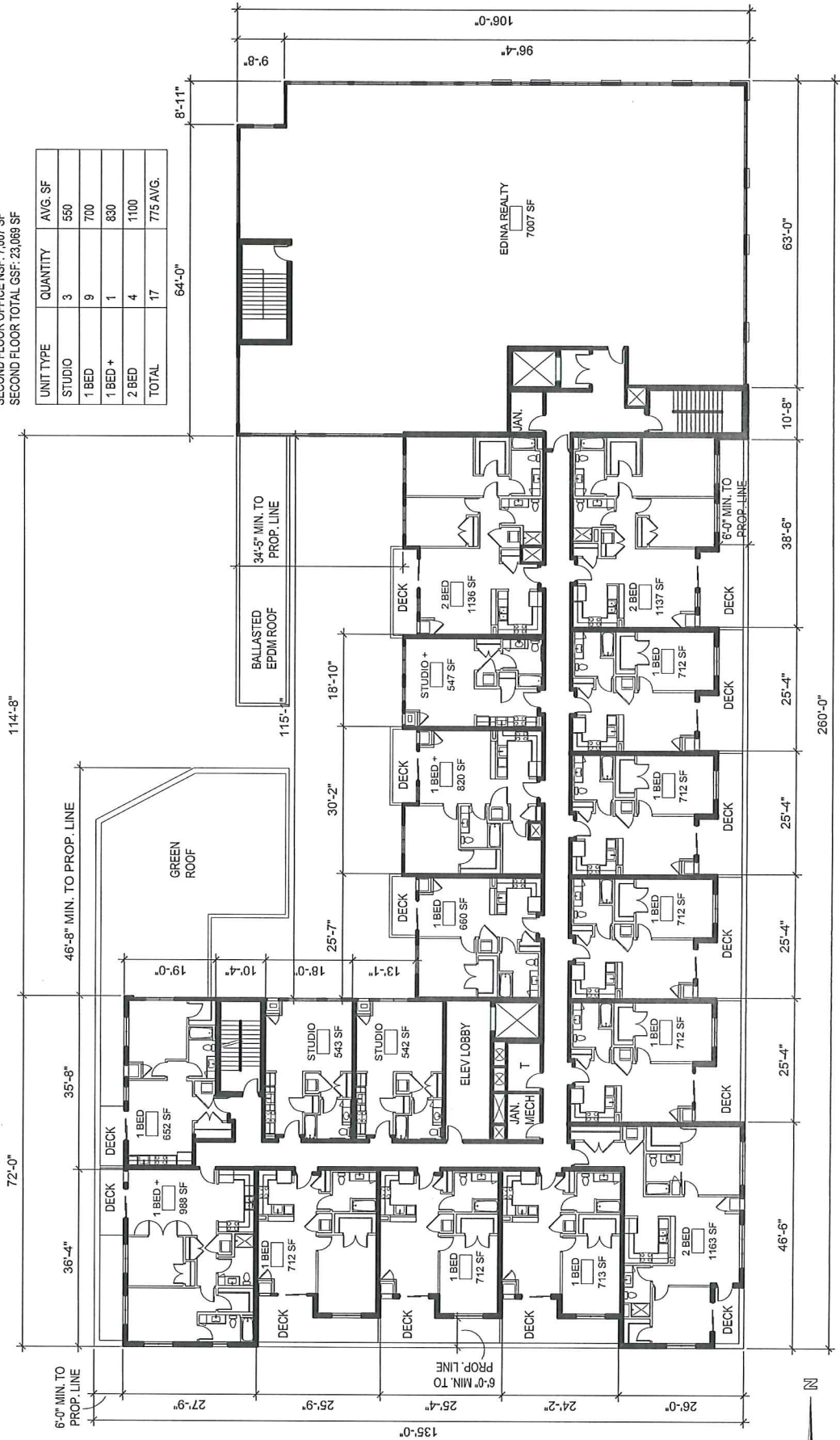
HIGHLAND MIXED USE
 ST PAUL, MN

LAND USE APPROVAL SET

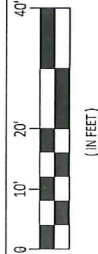
HA Architecture
 Harris Architects, LLC, 200C
 Minneapolis, MN 55401

SECOND FLOOR APARTMENT GSF: 16,062 SF
 SECOND FLOOR OFFICE NSF: 7,007 SF
 SECOND FLOOR TOTAL GSF: 23,069 SF

UNIT TYPE	QUANTITY	AVG. SF
STUDIO	3	550
1 BED	9	700
1 BED +	1	830
2 BED	4	1100
TOTAL	17	775 AVG.



GRAPHIC SCALE



DATE: 03/27/2015
 JOB # 3307

SECOND FLOOR PLAN

1" = 20'-0"

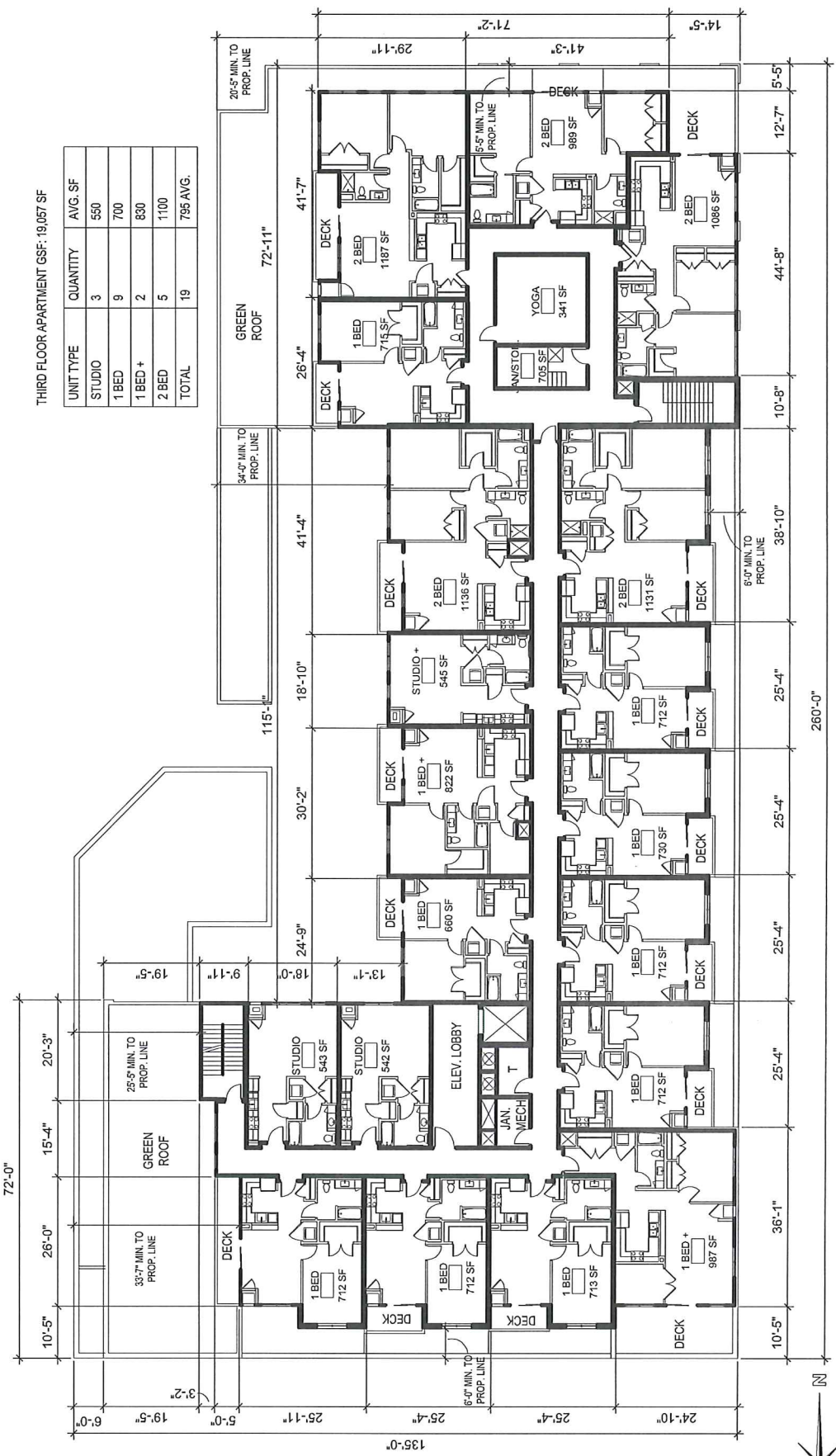
John H. Harriss, AIA
 JOHN H. HARRISS, AIA
 REGISTRATION NO: 22603

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
 DATE: 03/27/2015

HIGHLAND MIXED USE
 ST PAUL, MN
 LAND USE APPROVAL SET

HA
 Architecture
 Harris Associates, LLC
 513 Washington Ave. Suite 200
 Minneapolis, MN 55401

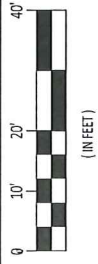




THIRD FLOOR APARTMENT GSF: 19,057 SF

UNIT TYPE	QUANTITY	AVG. SF
STUDIO	3	550
1 BED	9	700
1 BED +	2	830
2 BED	5	1100
TOTAL	19	795 AVG.

GRAPHIC SCALE



THIRD FLOOR PLAN

1" = 20'-0"

[Signature]
 JOHN H. HARRISS, AIA
 REGISTRATION NO. 22603

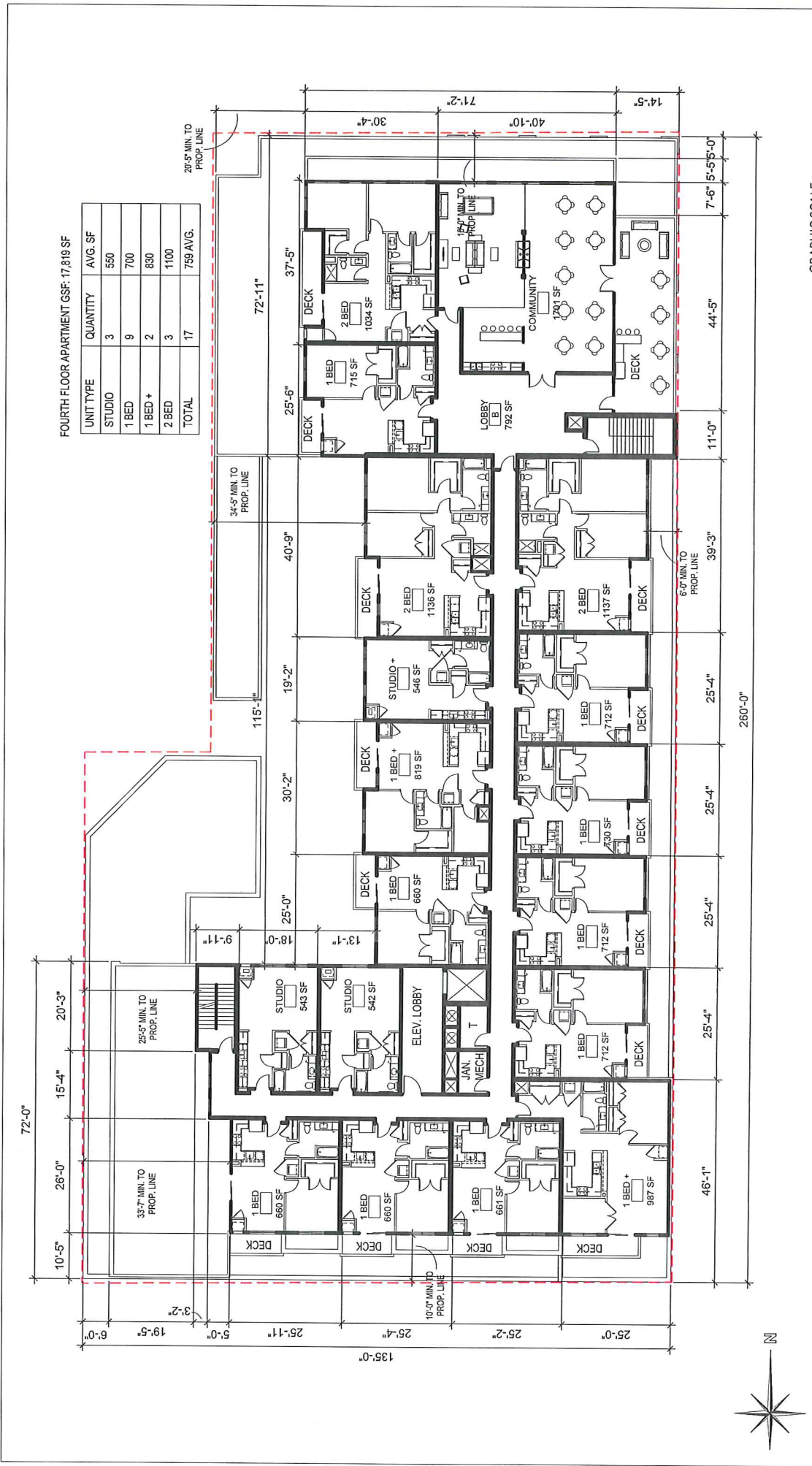
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR DETAILS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND UNDER THE CLOSE PERSONAL SUPERVISION OF ME AS A REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

DATE: 03/27/2015

HIGHLAND MIXED USE
 ST PAUL, MN
 LAND USE APPROVAL SET

HA
 Architecture
 Harrix Associates, LLC
 515 Washington Ave N, Suite 200C
 Minneapolis, MN 55401

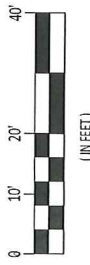
DATE: 03/27/2015
 A-3
 JOB # 3307



FOURTH FLOOR APARTMENT GSF: 17,819 SF

UNIT TYPE	QUANTITY	AVG. SF
STUDIO	3	550
1 BED	9	700
1 BED +	2	830
2 BED	3	1100
TOTAL	17	759 AVG.

GRAPHIC SCALE



FOURTH FLOOR PLAN

1" = 20'-0"

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HIGHLAND MIXED USE
ST PAUL, MN

HA
Architecture
219 Washington Ave. N. Suite 200C
Minneapolis, MN 55401

DATE: 03/27/2015

LAND USE APPROVAL SET

313

John H. Harris, AIA
JOHN H. HARRIS, AIA

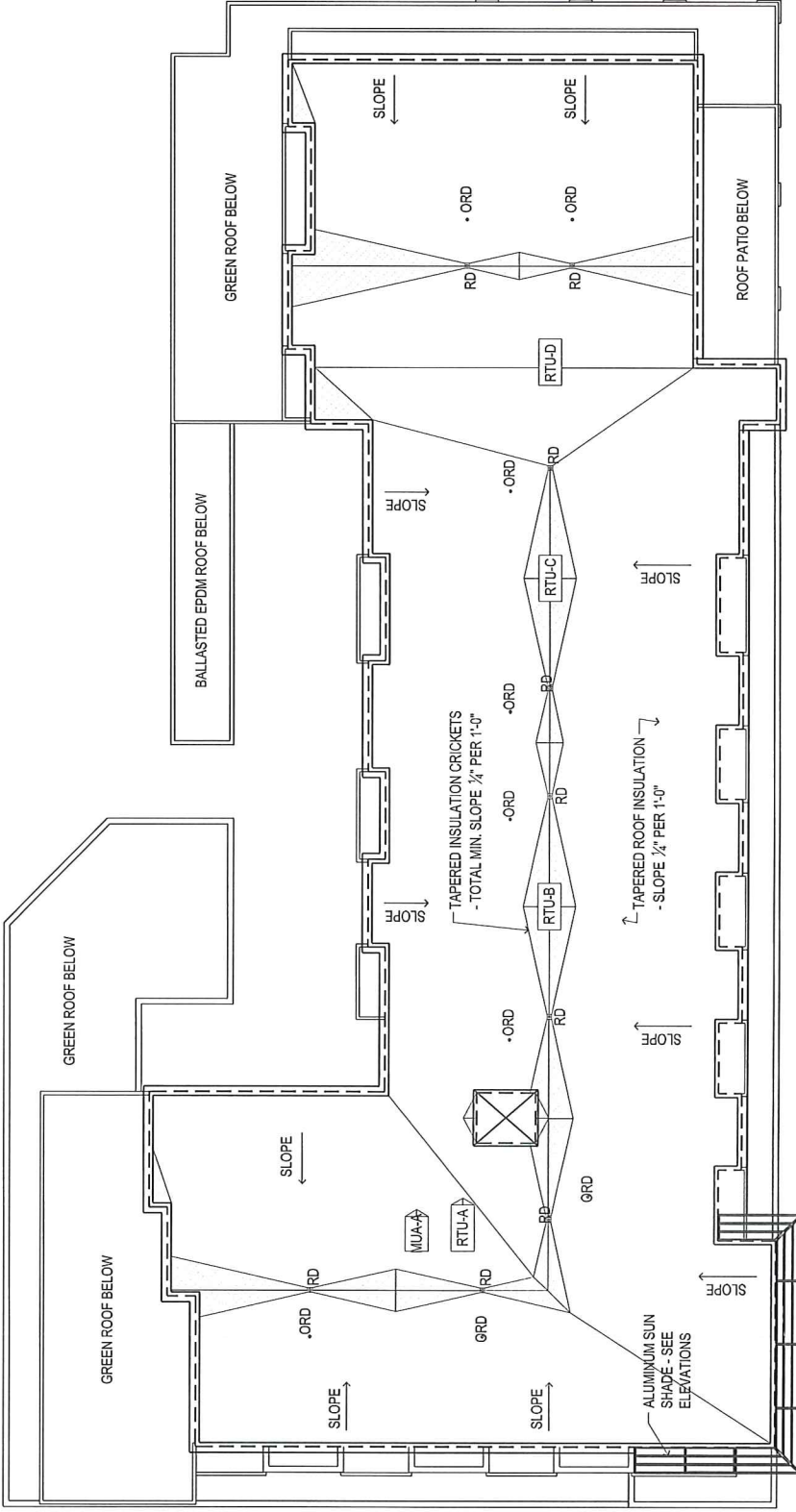
REGISTRATION NO: 22603

DATE: 03/27/2015

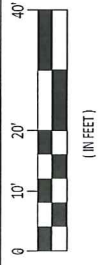
A-4

JOB # 3307





GRAPHIC SCALE



DATE: 03/27/2015
A-5
 JOB # 3307

ROOF PLAN

1" = 20'-0"

[Signature]
 JOHN H. HARRISS, AIA
 REGISTRATION NO: 22603

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION AND CONTRACT DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

DATE: 03/27/2015

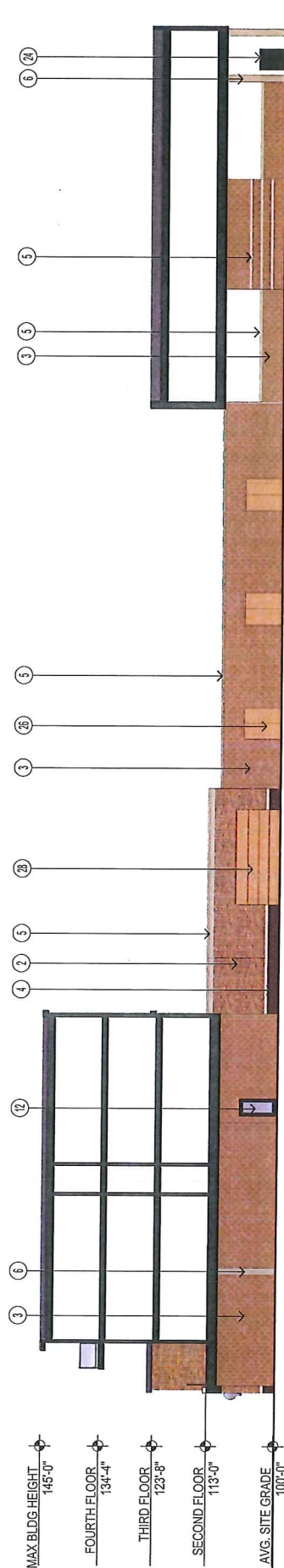
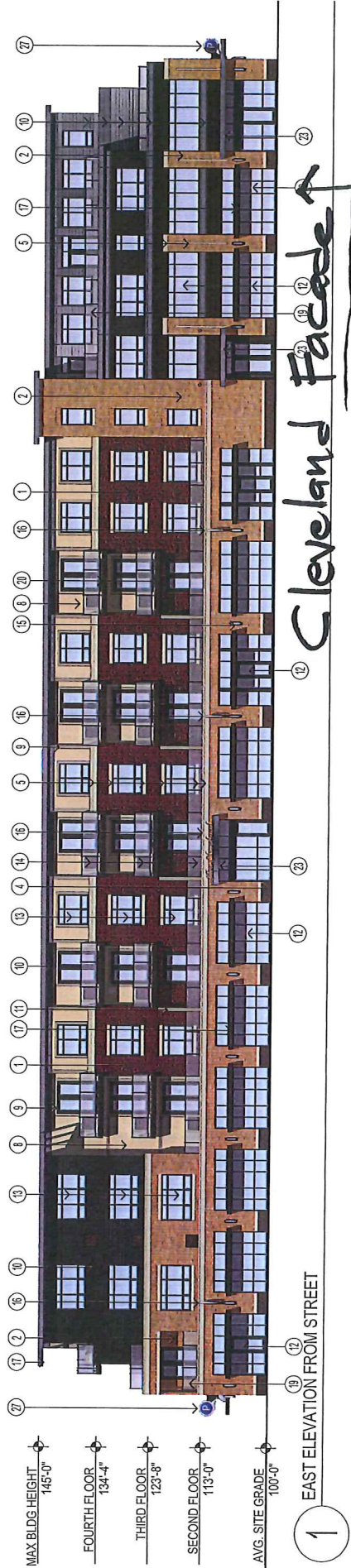
HIGHLAND MIXED USE
 ST PAUL, MN

LAND USE APPROVAL SET

HA
Architecture
 Harris, Associates, LLC
 515 Washington Ave, N Suite 200C
 Minneapolis, MN 55401

EXTERIOR ELEVATION KEY NOTES

1	BRICK 1	7	NOT USED	13	FIBERGLASS WINDOWS	19	ALUMINUM FRAME DECK RAIL W/GLASS PANELS	25	POTENTIAL ALUMINUM OVERHEAD DOOR
2	BRICK 2	8	CEMENTITIOUS FIBER BOARD PANEL	14	MECHANICAL LOUVERS	20	STEEL FRAMED DECK W/COMPOSITE DECKING	26	STAINED AND SEALED CEDAR GATE
3	ROCK-FACED CMU	9	CEMENTITIOUS FIBER BOARD TRIM	15	BUILDING MOUNTED LIGHTING	21	WALL MOUNTED PEDESTRIAN TRAFFIC MIRROR	27	PARKING SIGNAGE
4	CAST STONE	10	METAL PANEL	16	BUILDING MOUNTED RETAIL/OFFICE TENANT SIGNAGE	22	PEDESTRIAN TRAFFIC NOTIFICATION SIGNAGE	28	INSULATED O.H. GARAGE DOOR W/ CARD READER
5	CAST STONE ACCENT DETAIL	11	PRIVACY WALL - COMPOSITE WOOD SIDING & TRIM	17	ALUMINUM SUN SHADES	23	METAL PANEL CANOPY	29	STEEL O.H. GARAGE DOOR
6	CAST CONCRETE COLUMN	12	ALUMINUM STOREFRONT (DARK BRONZE)	18	NOT USED	24	ELECTRICAL TRANSFORMER		



2 EAST SECTION-ELEVATION FROM ON-SITE PARKING

EXTERIOR ELEVATION KEY NOTES

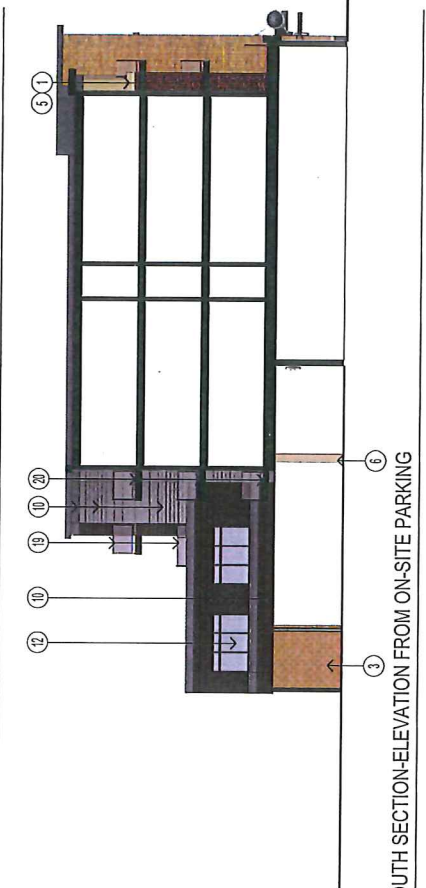
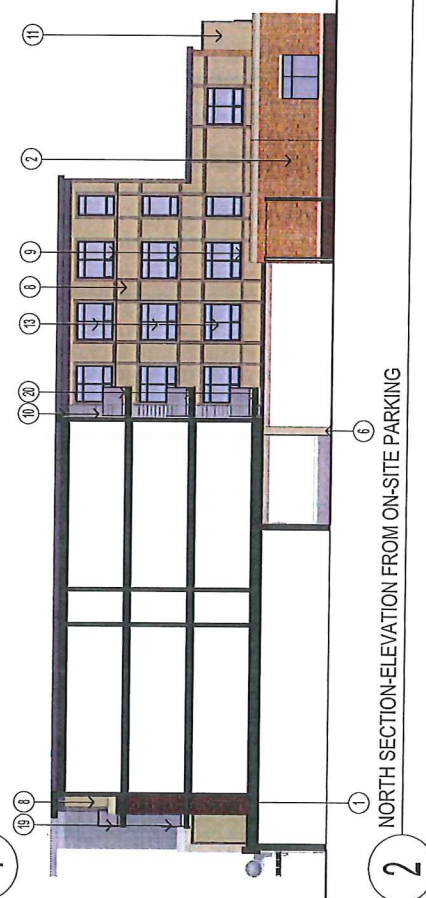
1 BRICK 1	7 NOT USED	15 FIBERGLASS WINDOWS	19 ALUMINUM FRAME DECK RAIL W/GLASS PANELS	25 POTENTIAL ALUMINUM OVERHEAD DOOR
2 BRICK 2	8 CEMENTITIOUS FIBER BOARD PANEL	16 MECHANICAL LOUVERS	20 STEEL FRAMED DECK W/COMPOSITE DECKING	26 STAINED AND SEALED CEDAR GATE
3 ROCK-FACED CMU	9 CEMENTITIOUS FIBER BOARD TRIM	17 BUILDING MOUNTED LIGHTING	21 WALL MOUNTED PEDESTRIAN TRAFFIC MIRROR	27 PARKING SIGNAGE
4 CAST STONE	10 METAL PANEL	18 BUILDING MOUNTED RETAIL/OFFICE TENANT SIGNAGE	22 PEDESTRIAN TRAFFIC NOTIFICATION SIGNAGE	28 INSULATED O.H. GARAGE DOOR W/ CARD READER
5 CAST STONE ACCENT DETAIL	11 PRIVACY WALL - COMPOSITE WOOD SIDING & TRIM	19 ALUMINUM SUN SHADES	23 METAL PANEL CANOPY	29 STEEL O.H. GARAGE DOOR
6 CAST CONCRETE COLUMN	12 ALUMINUM STOREFRONT (DARK BRONZE)	20 NOT USED	24 ELECTRICAL TRANSFORMER	



1 NORTH ELEVATION FROM STREET



3 SOUTH ELEVATION FROM STREET



EXTERIOR ELEVATION KEY NOTES

1	BRICK 1	7	NOT USED	13	FIBERGLASS WINDOWS	19	ALUMINUM FRAME DECK RAIL W/GLASS PANELS	25	POTENTIAL ALUMINUM OVERHEAD DOOR
2	BRICK 2	8	CEMENTITIOUS FIBER BOARD PANEL	14	MECHANICAL LOUVERS	20	STEEL FRAMED DECK W/COMPOSITE DECKING	26	STAINED AND SEALED CEDAR GATE
3	ROCK-FACED CMU	9	CEMENTITIOUS FIBER BOARD TRIM	15	BUILDING MOUNTED LIGHTING	21	WALL MOUNTED PEDESTRIAN TRAFFIC MIRROR	27	PARKING SIGNAGE
4	CAST STONE	10	METAL PANEL	16	BUILDING MOUNTED RETAIL/OFFICE TENANT SIGNAGE	22	PEDESTRIAN TRAFFIC NOTIFICATION SIGNAGE	28	INSULATED O.H. GARAGE DOOR W/ CARD READER
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6	CAST CONCRETE COLUMN	12	ALUMINUM STOREFRONT (DARK BRONZE)	18	NOT USED	24	ELECTRICAL TRANSFORMER		



Alley Facade → (Will change door for garbage truck)

DATE: 03/27/2015
A-8
 JOB # 3307

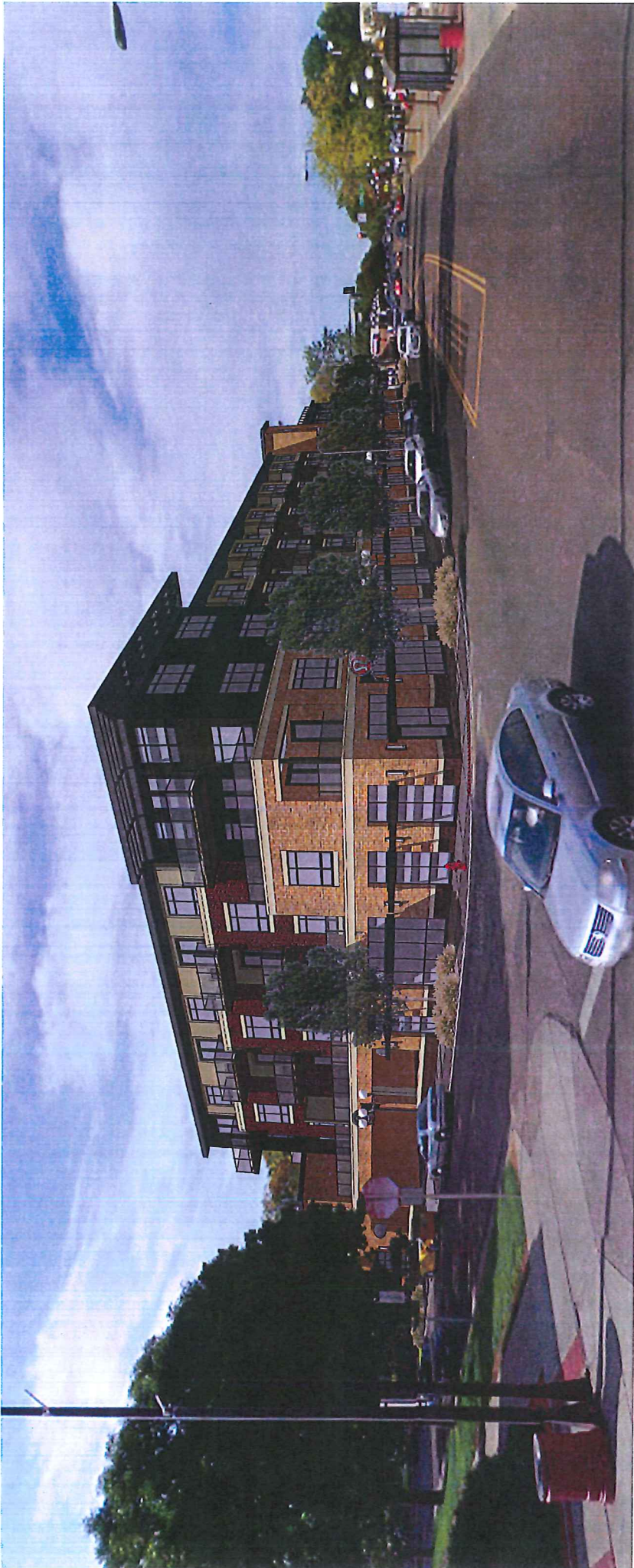
WEST ELEVATIONS
 SCALE: 1" = 20'-0"

[Signature]
 JOHN H. HARRIS, AIA
 22603

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 DATE: 03/27/2015

HIGHLAND MIXED USE
 ST PAUL, MN
 LAND USE APPROVAL SET

HA
 Architecture
 Harter Associates, LLC
 515 Washington Ave. N. Suite 200C
 Minneapolis, MN 55411



HA
 Architecture
 215 Washington Ave. N. Suite 201C
 Minneapolis, MN 55401

HIGHLAND MIXED USE
 ST PAUL, MN

LAND USE APPROVAL SET

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION
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 STATE OF MINNESOTA

DATE: 03/27/2015

J. H. Harris
 JOHN H. HARRIS, AIA

REGISTRATION NO: 22603

**EXTERIOR RENDERING
 CLEVELAND & PINEHURST**

DATE: 03/27/2015

A-9

JOB # 3307



HA
 Architecture
 515 Washington Ave N, Suite 200C
 Minneapolis, MN 55411

HIGHLAND MIXED USE
 ST PAUL, MN

LAND USE APPROVAL SET

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DATE: 03/27/2015

John H. Harriss
 JOHN H. HARRISS, AIA

REGISTRATION NO: 22603

DATE: 03/27/2015

A-10

JOB # 3307

**EXTERIOR RENDERING
 CLEVELAND & HIGHLAND PKWY**

48



HA
Architecture
 Harris Associates, LLC
 515 Washington Ave. N, Suite 200C
 Minneapolis, MN 55412

HIGHLAND MIXED USE
 ST PAUL, MN

LAND USE APPROVAL SET

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 REGISTERED ARCHITECT UNDER THE LAWS OF THE
 STATE OF MINNESOTA

DATE: 03/27/2015

JOHN H. HARRIS, AIA
 REGISTRATION NO: 22603

EXTERIOR RENDERING
NW CORNER AT HIGHLAND PKWY

DATE: 03/27/2015

A-11

JOB # 3307



HA
Architecture
 Interior Associates, LLC
 315 Washington Ave, N. Suite 200C
 Minneapolis, MN 55401

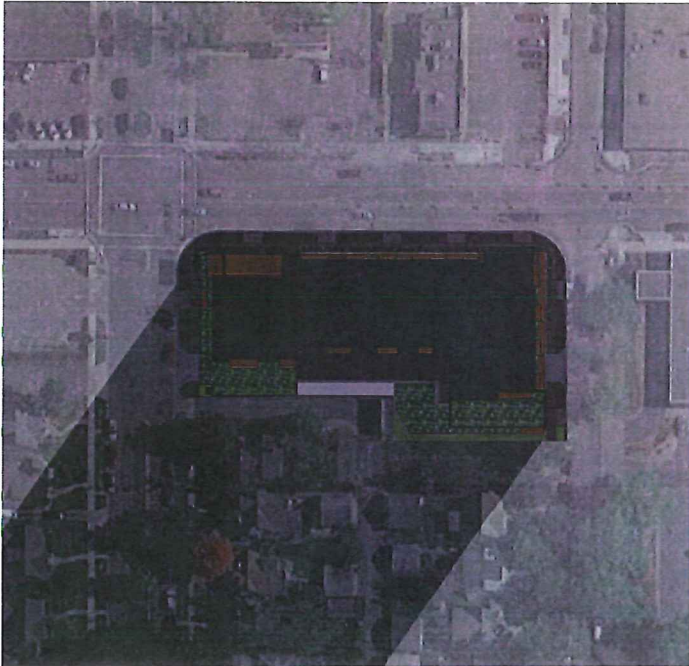
HIGHLAND MIXED USE
 ST PAUL, MN
 LAND USE APPROVAL SET

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
 DATE: 03/27/2015

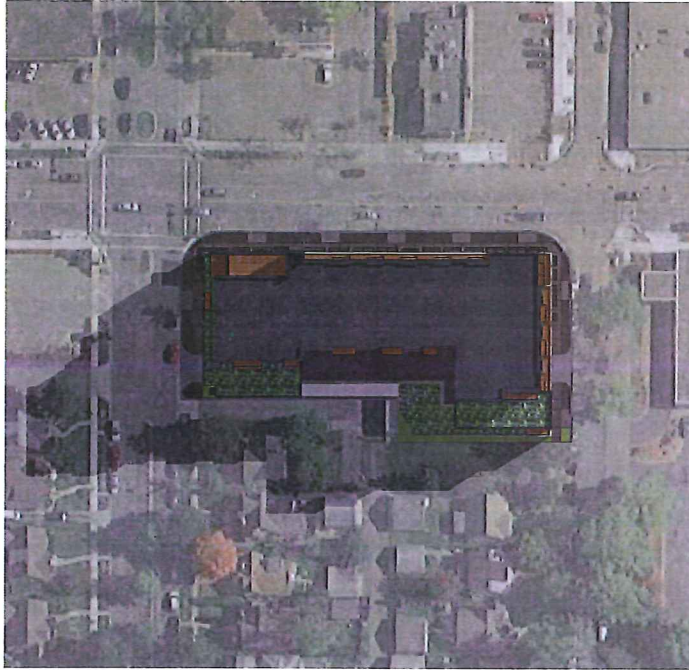
J. H. Harriss
 JOHN H. HARRISS, AIA
 REGISTRATION NO: 22603

EXTERIOR RENDERING
 SW CORNER AT PINEHURST AVE

DATE: 03/27/2015
 A-12
 JOB # 3307



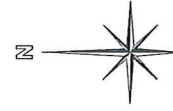
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8:00 AM
(SUNRISE AT 7:49 AM)





DECEMBER 22, 2015
10:00 AM



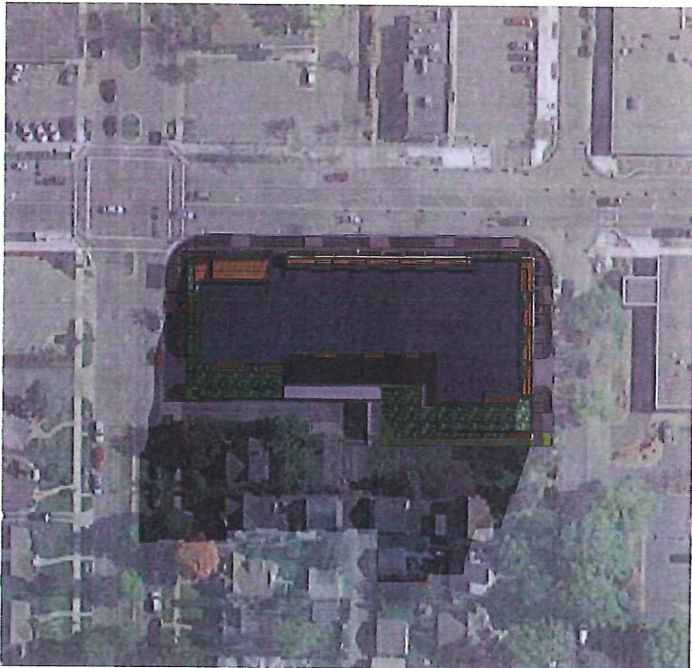
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12:00 PM



 <p>HA Architecture Interior Associates, LLC 200C 515 Minneapolis, MN 55411</p>	<p>HIGHLAND MIXED USE ST PAUL, MN</p>	<p>LAND USE APPROVAL SET</p>	<p>I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA</p>	<p>DATE: 03/27/2015</p>	 <p>JOHN H. HARRISS, AIA REGISTRATION NO: 22603</p>	<p>DATE: 03/27/2015 A-13 JOB # 3307</p>
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WINTER SHADOW STUDY

43



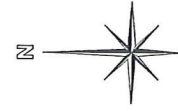
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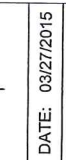


MARCH 22, 2015
10:00 AM



MARCH 22, 2015
12:00 PM



	<p>HIGHLAND MIXED USE ST PAUL, MN</p>	<p>I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REVISION THEREOF, IS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO MY FULL KNOWLEDGE AND BELIEF IT COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THE CODES AND REGULATIONS OF THE STATE OF MINNESOTA</p>	<p>DATE: 03/27/2015</p>	<p>REGISTRATION NO: 22603</p>	<p>DATE: 03/27/2015</p>	<p>DATE: 03/27/2015</p>	<p>DATE: 03/27/2015</p>	<p>DATE: 03/27/2015</p>	<p>DATE: 03/27/2015</p>
<p>LAND USE APPROVAL SET</p>		<p>ST PAUL, MN</p>		<p>DATE: 03/27/2015</p>		<p>REGISTRATION NO: 22603</p>		<p>DATE: 03/27/2015</p>	
<p>DATE: 03/27/2015</p>		<p>DATE: 03/27/2015</p>		<p>DATE: 03/27/2015</p>		<p>DATE: 03/27/2015</p>		<p>DATE: 03/27/2015</p>	
<p>DATE: 03/27/2015</p>		<p>DATE: 03/27/2015</p>		<p>DATE: 03/27/2015</p>		<p>DATE: 03/27/2015</p>		<p>DATE: 03/27/2015</p>	
<p>DATE: 03/27/2015</p>		<p>DATE: 03/27/2015</p>		<p>DATE: 03/27/2015</p>		<p>DATE: 03/27/2015</p>		<p>DATE: 03/27/2015</p>	
<p>DATE: 03/27/2015</p>		<p>DATE: 03/27/2015</p>		<p>DATE: 03/27/2015</p>		<p>DATE: 03/27/2015</p>		<p>DATE: 03/27/2015</p>	
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<p>DATE: 03/27/2015</p>		<p>DATE: 03/27/2015</p>		<p>DATE: 03/27/2015</p>		<p>DATE: 03/27/2015</p>		<p>DATE: 03/27/2015</p>	

SPRING SHADOW STUDY

John H. Harris

JOHN H. HARRIS, AIA
REGISTRATION NO: 22603

44



JUNE 22, 2015
8:00 AM
(SUNRISE AT 5:27 AM DST)





JUNE 22, 2015
10:00 AM

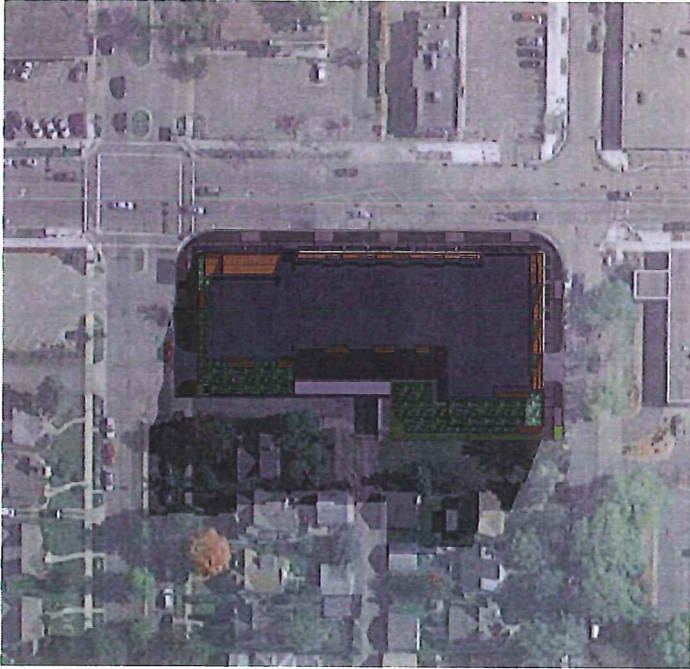


JUNE 22, 2015
12:00 PM



 <p>HA Architecture Harris, Associates, LLC 515 Washington Ave. N. Suite 200C Minneapolis, MN 55401</p>	<p>HIGHLAND MIXED USE ST PAUL, MN</p>	<p>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</p>	<p>DATE: 03/27/2015</p>
	<p>LAND USE APPROVAL SET</p>	<p>DATE: 03/27/2015</p>	<p>REGISTRATION NO: 22603</p>
<p>SUMMER SHADOW STUDY</p>		<p> JOHN H. HARRIS, AIA</p>	<p>DATE: 03/27/2015</p>
<p>JOB # 3307</p>		<p>A-15</p>	

45



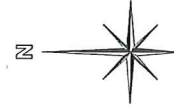
SEPTEMBER 22, 2015
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(SUNRISE AT 7:00 AM DST)



SEPTEMBER 22, 2015
10:00 AM



SEPTEMBER 22, 2015
12:00 PM



HA
Architecture
515 Washington Ave. N. Suite 200C
Minneapolis, MN 55401

HIGHLAND MIXED USE
ST PAUL, MN

LAND USE APPROVAL SET

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OR REPORT WAS PREPARED BY ME OR UNDER MY
DIRECT SUPERVISION AND THAT I AM A DULY
REGISTERED ARCHITECT UNDER THE LAWS OF THE
STATE OF MINNESOTA

John H. Harris

JOHN H. HARRIS, AIA
22603

REGISTRATION NO.

DATE: 03/27/2015

A-16

JOB # 3307

FALL SHADOW STUDY