PROJECT NARRATIVE

The proposed building is located at the corner of East 54th Ave South and 43rd Ave South, in Minneapolis. The site is currently zoned C1 and contains a small auto body shop and parking area that will be demolished.

The proposed project will be the new base of operations for Every Third Saturday (ETS). ETS is a non-profit that assists veterans in the Twin City community, both homeless and recently back on their feet. ETS provides clothing, job training, and a basic community for the veteran men and women to gather, learn and heal. The new building will allow ETS to expand these services and outreach to veterans in need.

The building consists of a wood framed 2 story building, containing a Veteran’s Resource Center, clothing donation space, offices, and various support spaces for the operation of Every Third Saturday. There is also a coffee shop, open to the public, operated by ETS with limited hours that will encourage outreach to the neighborhood and community. There will be patio seating for the coffee shop along 43rd and at the rear of the building. Every Third Saturday will be constructing a large garden area with raised growing beds for the Veteran’s use. There will be 3 car parking spaces provided for the Every Third Saturday space, accessed off the alley, and 34 bike parking spaces provided (10 at the ETS entrance and 24 at the Coffee Shop).

The exterior materials will consist of white brick and dark framed windows at the corner coffee shop, wood accents at the entrances to both spaces, and dark vertical fiber cement panels and lap siding covering the Every Third Saturday portion of the structure. In addition, the building will collect rainwater from the roof for use in the garden beds of the Every Third Saturday patio space.

PROJECT RECAP

Zoning Recap
- Current Primary Zoning: C1
- Current Overlay Zoning: NA
- Proposed Zoning: C1

Site
- Total Site Area: 9,082 SF
- Building Footprint: 4,600 SF

Pervious Landscaping - 704 SF - 7.8% of total site
Impervious Paving - 3,778 SF - 41.6% of total site

FAR
- C1 max FAR = 1.7 x 9,082
  = 15,439 SF
- Allowed: 15,439 SF (1.7)
- Proposed: 8,800 SF (0.97)

Parking
- Parking Required: 10 Stalls
- Parking Provided: 3 Stalls

Bike Parking
- Parking Required: 9 Spaces
- Parking Provided: 34 Spaces

Building Height
- C1 Allowed: 2.5 Stories, 35'-0"
- Proposed: 2 Stories, 24'-6"

The building will collect rainwater from the roof for use in the garden beds of the Every Third Saturday patio space.