



Preliminary Plan - Subject to change

## Project Location and Site Data

Addresses: 1300,1308,1312, 1316, 1320 and 1322 5th Street SE; 417 and 425 14th Ave SE  
Estimated Lot Area: 44,338 sf (subject to confirmation by survey)

### Existing Zoning District Classifications

C1 Neighborhood Commercial District  
Pedestrian Oriented Overlay District (Dinkytown Area)  
University Area Overlay District

### Comprehensive Plan Designations

- Future land use designation is General Commercial
- The site is located within the Dinkytown Activity Center.
- The site is located within one-half to two blocks from three Community Corridors, 4th Street SE, 15th Avenue SE, and University Avenue SE.
- The site is associated with the University of Minnesota Growth Center.
- The Master Plan for Marcy-Holmes Neighborhood was adopted by the City Council in December 2003. The master plan promotes redevelopment and intensification of the Dinkytown commercial area within its existing boundaries.

## Project Vision - Purpose - Design Principles

The Vision and Purpose for 5th Street SE Mixed Use Redevelopment is to replace two visually negative surface parking lots, a suburban style 1 story commercial building and a two significantly altered residential structures, currently being used for commercial purposes, into a vibrant new commercial and residential mixed use community.

The urban design vision is to maintain the scale and character of the Dinkytown fabric at it's core along 4th Street SE and 14th Avenue SE through the creation of an architectural "end cap" at the north end of the block, replacing the surface parking lot "void" along 5th Street SE. This proposed redevelopment will create an appropriate scale definition along 5th Street SE across from the approved UTEC redevelopment.

The proposed architectural design and massing will feature a series of 2 and 3 story lower scaled richly detailed brick and glass storefront elements that will extend and enhance the core character of Dinkytown along 14th Avenue SE, 13th Avenue SE and 5th Street SE. Set back and above this street front character massing will be taller residential elements rendered in simple, classic brick and architectural panels. The result will be an extension of the Dinkytown fabric where there is currently a surface parking lot and gaps in the street front fabric.

The proposal promotes the Marcy Holmes Neighborhood goal of reinforcing the single family neighborhood to the north and west by focusing higher density student and University related residential development on the edges of the neighborhood. Small commercial uses along 14th Avenue SE and wrapping onto 5th Street SE will promote the policies in the Marcy Holmes plan that call for pedestrian oriented, neighborhood serving business in Dinkytown.

The proposed design contains approximately 9500 SF of new (replacement) street front commercial and approximately 140 dwelling units.

The proposal features approximately 42 architecturally screened, street level parking stalls that may have a cross use to provide Dinkytown merchants with hourly parking. The proposal also features 96 parking stalls in a below grade parking level for a proposed total of 138 stalls.

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## Design Modifications and Updates made in Response to Marcy Holmes Land Use Committee and Dinkytown Business Association

On 1/8/13, the development team had an initial meeting with the Marcy Holmes Neighborhood Association Land Use Committee

On 1/22/13 the development team met with the Dinkytown Business Association and has had several individual discussions

Based on input from these two groups, the baseline design concept as presented on 1/8/13 has been updated and improved in several key ways:

### Maintaining Dinkytown Character

- The proposed updated massing and architectural design along 14th Avenue SE, 5th Street SE and 13th Avenue SE will feature richly detailed 2 and 3 story low rise architectural elements which will extend the street front character of core Dinkytown where there is currently a significant surface parking lot gap and no character. Set back significantly from these low rise storefront elements will be the 5 levels of residential architecture rendered in classic brick and architectural panels.

### Parking

- Through meetings with individuals and the full Dinkytown Business Association, parking has emerged as a major issue for some of the Dinkytown businesses including Kafe 421 and The Pasta Bar. The paradox is that this infill site is in a Growth Center, an Activity Center and in a Pedestrian Overlay District and wants to be a pedestrian and bike oriented high density urban village. In response to the parking issue, the development team has added additional street level parking, going from 34 stalls to 42 stalls. The development team will continue to work with the City to achieve a variance for resident parking that will match actual market demand of approximately .25 stalls per bedroom. If this variance flexibility is achieved, the extra parking could be available for use by Dinkytown businesses.

## Green and Sustainable Design Features

The key sustainability strategy for this mixed use project is the creation of a pedestrian and transit oriented community that allows residents to live, work and play without the dependence on daily automobile usage. The development team is committed to the sustainable design principles reflected in the City's comprehensive plan. Our sustainable design mission is to promote livable communities through the use of energy efficient systems, green building practices, reduced dependency on automobiles, creative density, high quality pedestrian and bicycle public realm and preservation of natural resources. This mixed use project will feature a series of green elements including green construction and demolition practices, and material specifications, thermal high-efficiency windows and exterior envelope systems, the pursuit of LEED equivalent performance and participation in the Xcel Energy Design Assistance Program.

### Specific Sustainable Design Features

- Energy efficient windows, roof, and walls
- Occupancy sensor controls in select building locations
- High efficiency heating and cooling
- High efficiency, Energy Star appliances in units
- LED and fluorescent lighting fixtures throughout
- Individually controlled and metered heating and cooling
- Low flow plumbing fixtures to reduce water usage
- Use of recycled content materials
- Use of regional materials
- Use of Low-Emitting Materials (VOC) including adhesives and sealants, paintings and coatings, and carpeting
- At least four electric vehicle charging stations in parking areas
- Convenient bicycle storage with 130 bicycle parking stalls in dedicated storage room

## Anticipated Zoning Applications

- Rezone to C3A
- CUP for increased height
- Yard setback variances for upper residential floors
- Parking variance
- Site plan review

Subject to further plan development and consultation with Planning staff.

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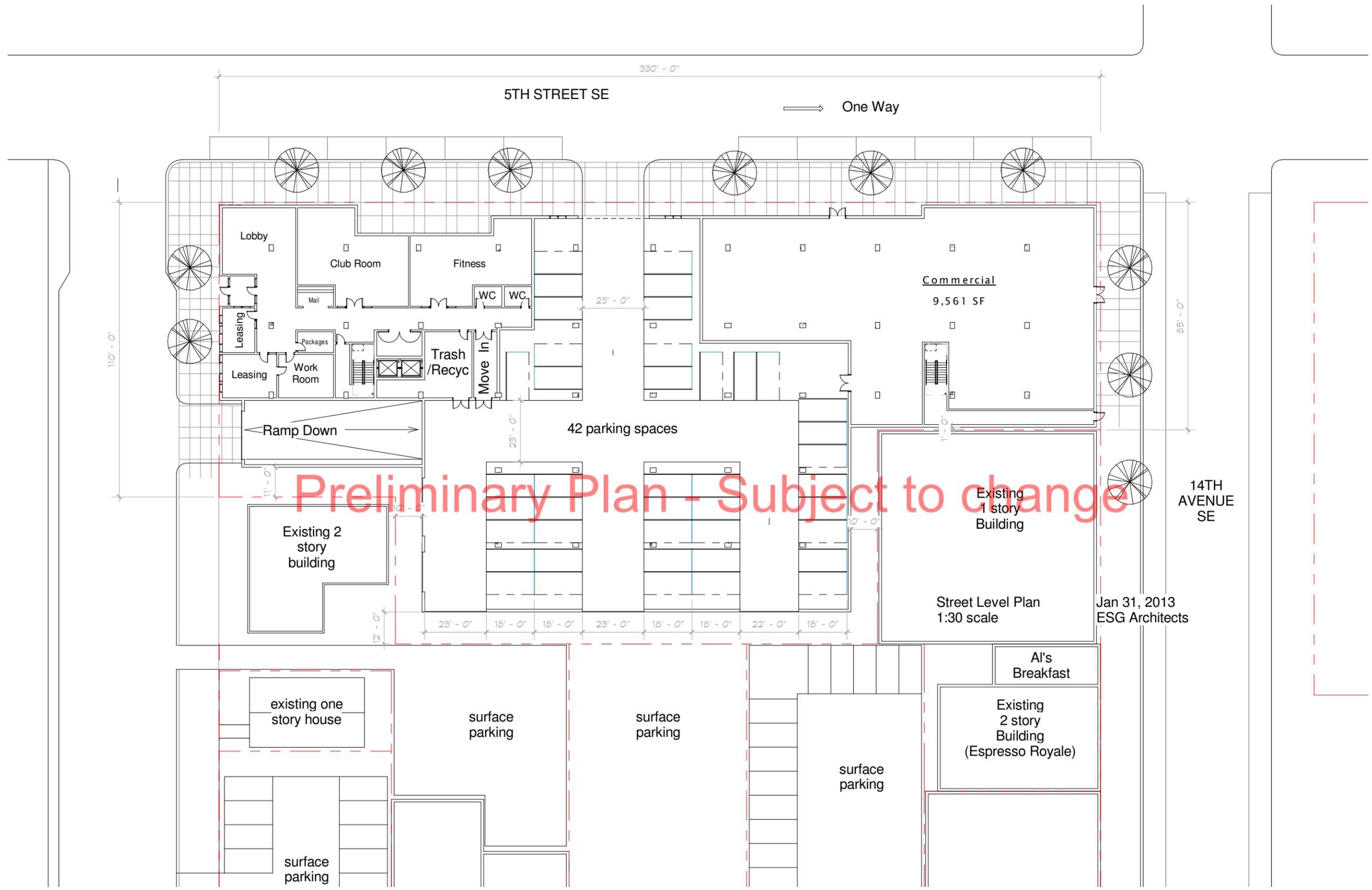
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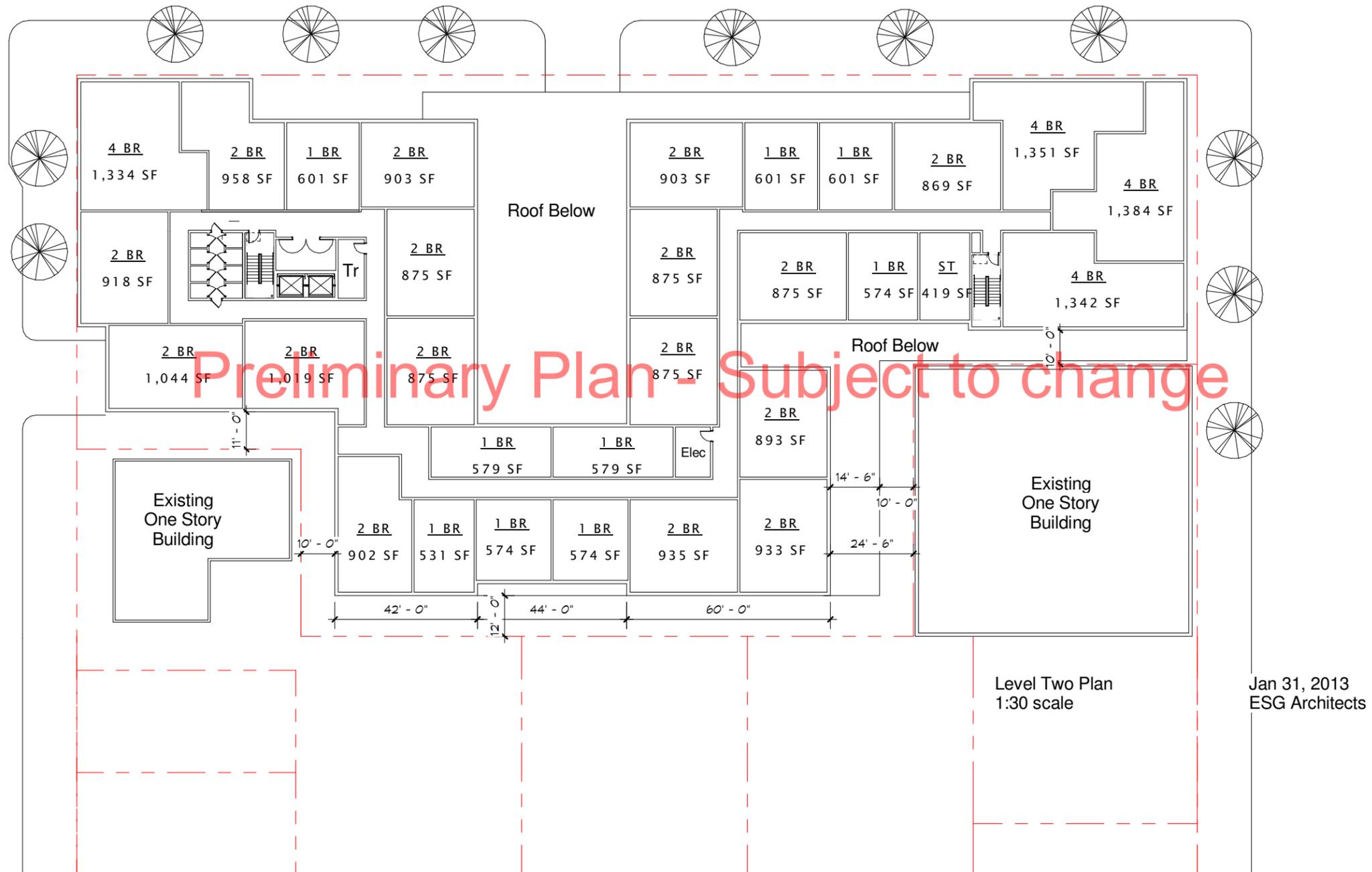


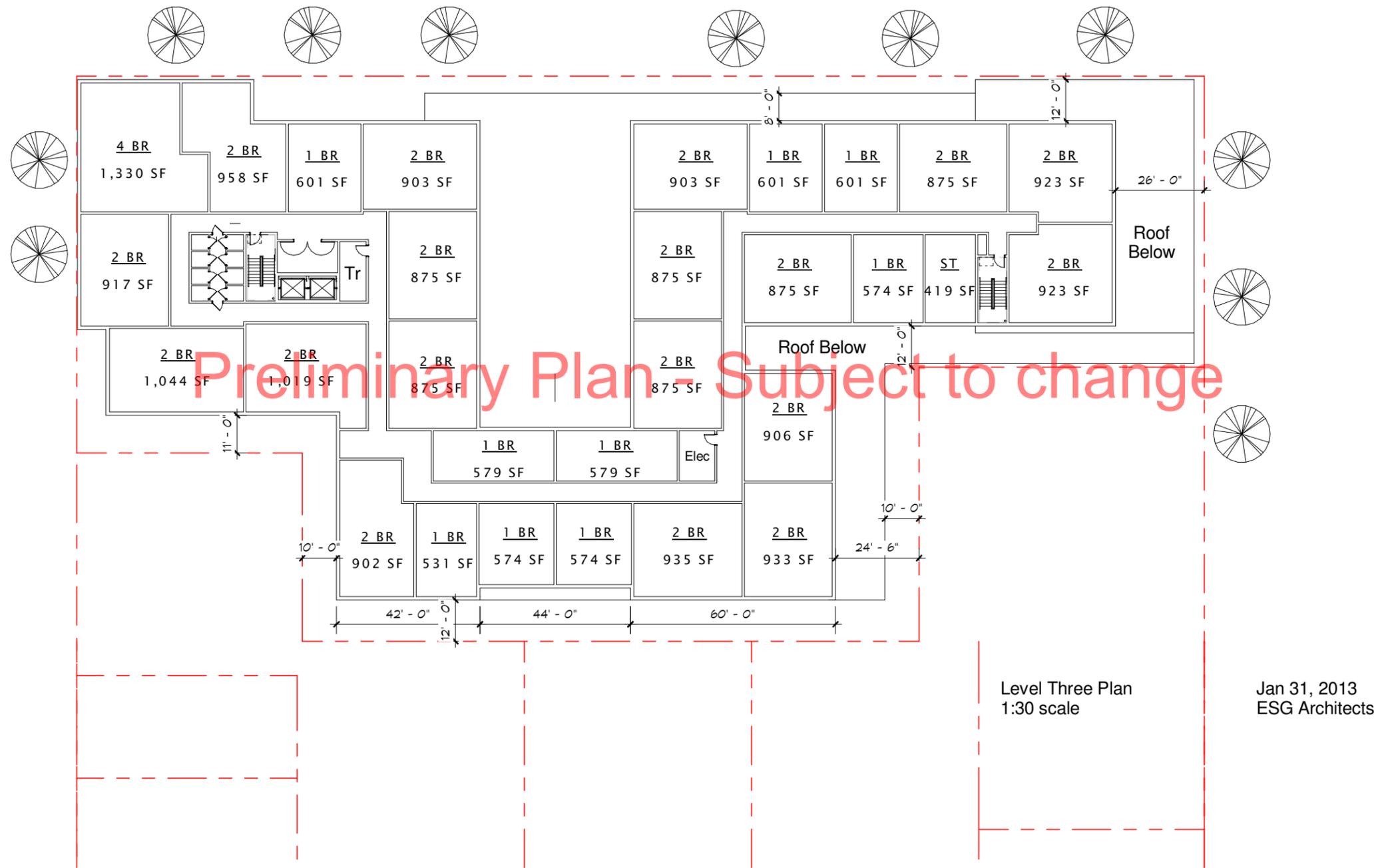


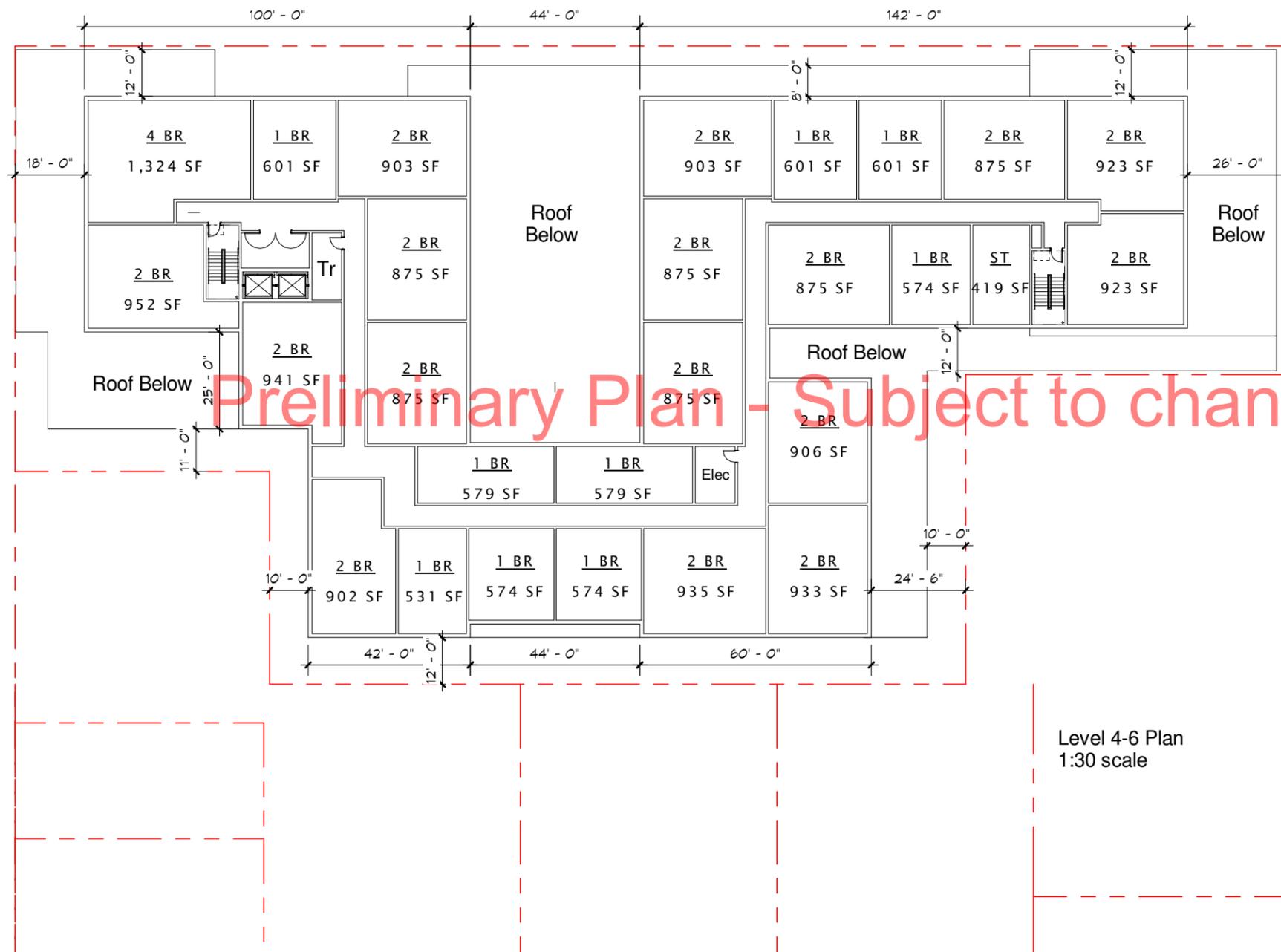








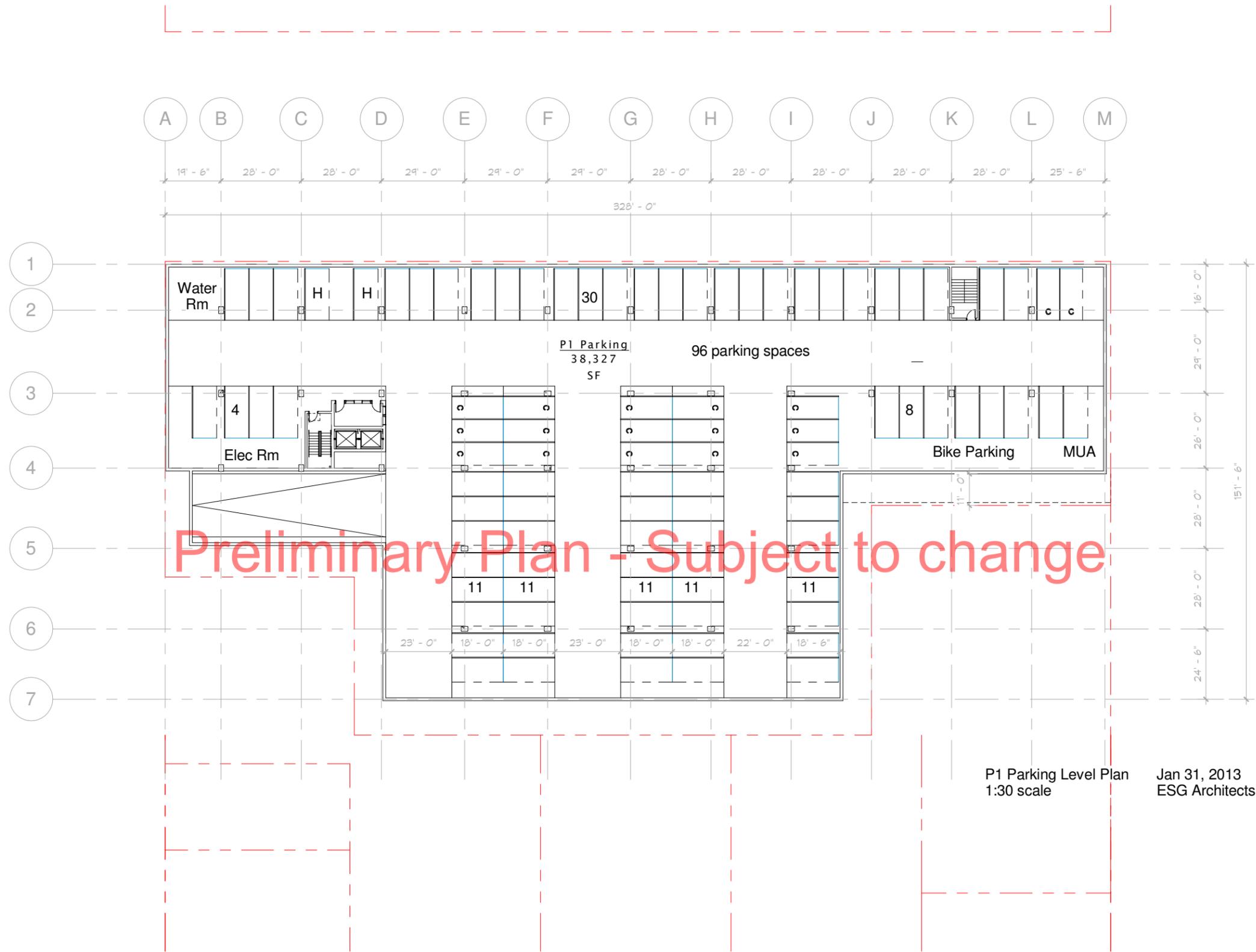




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Level 4-6 Plan  
1:30 scale

Jan 31, 2013  
ESG Architects



P1 Parking Level Plan  
1:30 scale  
Jan 31, 2013  
ESG Architects



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Before Study

After Study

**Opus Group**  
**Dinkytown: 5th Street SE and 14th Ave SE**

Level	Use	Total GSF	Parking GSF	Commercial	Apt GSF	Apt RSF	Amenity	Units	BRs	Parking
Level P1	parking	38,327	38,327							96
Level 1	resid/retail	38,010	20,161	9,561	8,288					42
Level 2	residential	30,140			30,140	25,704		30	58	
Level 3	residential	27,863			27,863	23,479		29	50	
Level 4	residential	24,918			24,918	21,428		27	46	
Level 5	residential	24,918			24,918	21,428		27	46	
Level 6	residential	24,918			24,918	21,428		27	46	
<b>Total</b>		<b>209,094</b>	<b>58,488</b>	<b>9,561</b>	<b>141,045</b>	<b>113,467</b>	<b>0</b>	<b>140</b>	<b>246</b>	<b>138</b>

**Unit Distribution Summary**

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Level	Studio	1 BR	1 BR+Den	2 BR	3 BR	4 BR	Units	BRs
Level 1							0	
Level 2	1	9		16		4	30	58
Level 3	1	9		18		1	29	50
Level 4	1	9		16		1	27	46
Level 5	1	9		16		1	27	46
Level 6	1	9		16		1	27	46
<b>Total</b>	<b>5</b>	<b>45</b>	<b>0</b>	<b>82</b>	<b>0</b>	<b>8</b>	<b>140</b>	<b>246</b>
<b>%</b>	<b>4%</b>	<b>32%</b>	<b>0%</b>	<b>59%</b>	<b>0%</b>	<b>6%</b>		

ESG Architects Inc. January 31, 2013

**DESCRIPTION OF PROPERTY SURVEYED**

(Per First American Title Insurance Company Commitment for Title Insurance No. NCS-574904-MPLS, commitment date September 11, 2012)

Parcel 1:  
The Southeastery 61 feet of the Northeastery 85 feet of Lot 1, Block P, Tuttle's Addition to Saint Anthony.  
(Torrens-Certificate of Title No. 1313888)

Parcel 2:  
That part of the Northeastery 85 feet of Lot 1 lying Northwestery of the Southeastery 61 feet thereof, that part of Lot 2 lying Northwestery of the Southeastery 22.5 feet of said Lot 2 and the Southeastery 22.5 feet of the Northeastery 85 feet of Lot 2, all in Block P, Tuttle's Addition to Saint Anthony.  
(Torrens-Certificate of Title No. 1355536)

Parcel 3:  
The Southeastery 44 feet of Lot 3, Block P, Tuttle's Addition to Saint Anthony.  
(Abstract property)

(Per First American Title Insurance Company Commitment for Title Insurance No. NCS-574904-MPLS, commitment date November 01, 2012)

The northwestery 22 feet of Lot 3, and the southeastery 22 feet of Lot 4, Block P, Tuttle's Addition to St. Anthony; and

The northwestery 44 feet of Lot 4, Block P, Tuttle's Addition to St. Anthony.  
(Abstract Property)

(Per First American Title Insurance Company Commitment for Title Insurance No. NCS-571117-MPLS, commitment date November 06, 2012)

The Northeastery 110 feet of Lot 5, Block P, Tuttle's Addition to St. Anthony, according to the recorded plot thereof, Hennepin County, Minnesota.

(Abstract Property)

**PLAT RECORDING INFORMATION**

The plat of Tuttle's Addition to Saint Anthony was filed of record on May 15, 1855.

**TITLE COMMITMENTS**

First American Title Insurance Company Commitment for Title Insurance No. NCS-562116-MPLS, commitment date September 11, 2012, AND First American Title Insurance Company Commitment for Title Insurance No. NCS-574909-MPLS, commitment date October 18, 2012, AND First American Title Insurance Company Commitment for Title Insurance No. NCS-574904-MPLS, commitment date November 01, 2012 AND First American Title Insurance Company Commitment for Title Insurance No. NCS-571117-MPLS, commitment date November 06, 2012 were relied upon as to matters of record.

**Schedule B Exceptions:**

Exceptions pertaining to commitment No. NCS-562116-MPLS are indicated on the survey thus: ①

- 10.) Easement in favor of Northern States Power Company recorded as Document No. 6815595 (shown on survey)

Exceptions pertaining to commitment No. NCS-574909-MPLS are indicated on the survey where applicable:

No items pertaining to the survey and are not plottable.

Exceptions pertaining to commitment No. NCS-574904-MPLS are indicated on the survey thus: ①

- 19.) Easement agreement, between Joel D. Carrow and Layne E. Fuller and Associates, dated June 23, 1989, recorded July 10, 1989, as Doc. No. 551853.
- 20.) Possible overlap of the northwestery 22 feet with the southeastery 44 feet of Lot 3, Block P, Tuttle's Addition to St. Anthony, as said latter parcel is described in Doc. Nos. 8760707, 8760708, 8760709, and 98622229.
- 21.) Possible gap between the northwestery 44 feet and the southeastery 22 feet of Lot 4, Block P, Tuttle's Addition to St. Anthony.

Exceptions pertaining to commitment No. NCS-571117-MPLS are indicated on the survey thus: ①

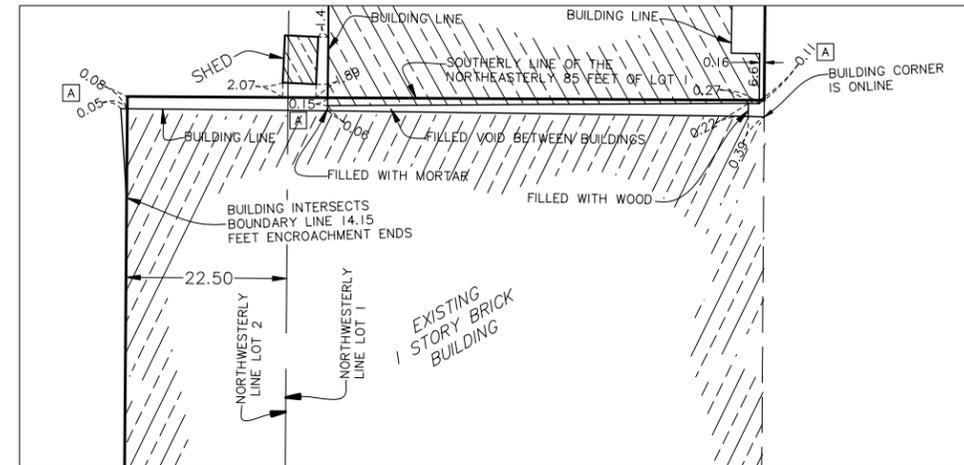
- 13.) Possible gap or overlap between the insured land shown on schedule A and the adjoining property in said Lot 5, Block P, Tuttle's Addition to Saint Anthony.

**LIST OF POSSIBLE ENCROACHMENTS**

The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

- A) Possible encroachments are indicated on survey with boxed letters as listed below.
  - A.) Building encroachments along the southerly line of the northeastery 85 feet of Lot 1.(See Property Line detail below)
  - B.) Building on the southeastery 22 feet of Lot 4, Block P, Tuttle's Addition to Saint Anthony encroaches onto easement recorded in document 5551853.
  - C.) Access across the southwest property line.
  - D.) Parking stalls across and guardrail outside northwestery property line.
  - E.) Multiple improvements outside northeastery property line.

**PROPERTY LINE DETAIL  
NOT TO SCALE**



**FLOOD ZONE NOTE**

- 1.) The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 2701720376E, dated September 2, 2004.

**GENERAL NOTES**

- 1.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site. Ownership information is subject to revision upon receipt of a title search by a title insurance company.
- 2.) Survey coordinate basis: Hennepin County Coordinates

**UTILITY NOTES**

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 122831022 and 123140870.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

**BENCH MARKS (BM)**

- 1.) Top of top nut of fire hydrant in the NW quadrant of 5th Street and 14th Avenue. Elevation = 834.74 feet
- 2.) Top of top nut of fire hydrant in the SE quadrant of 5th Street and 14th Avenue. Elevation = 836.22 feet

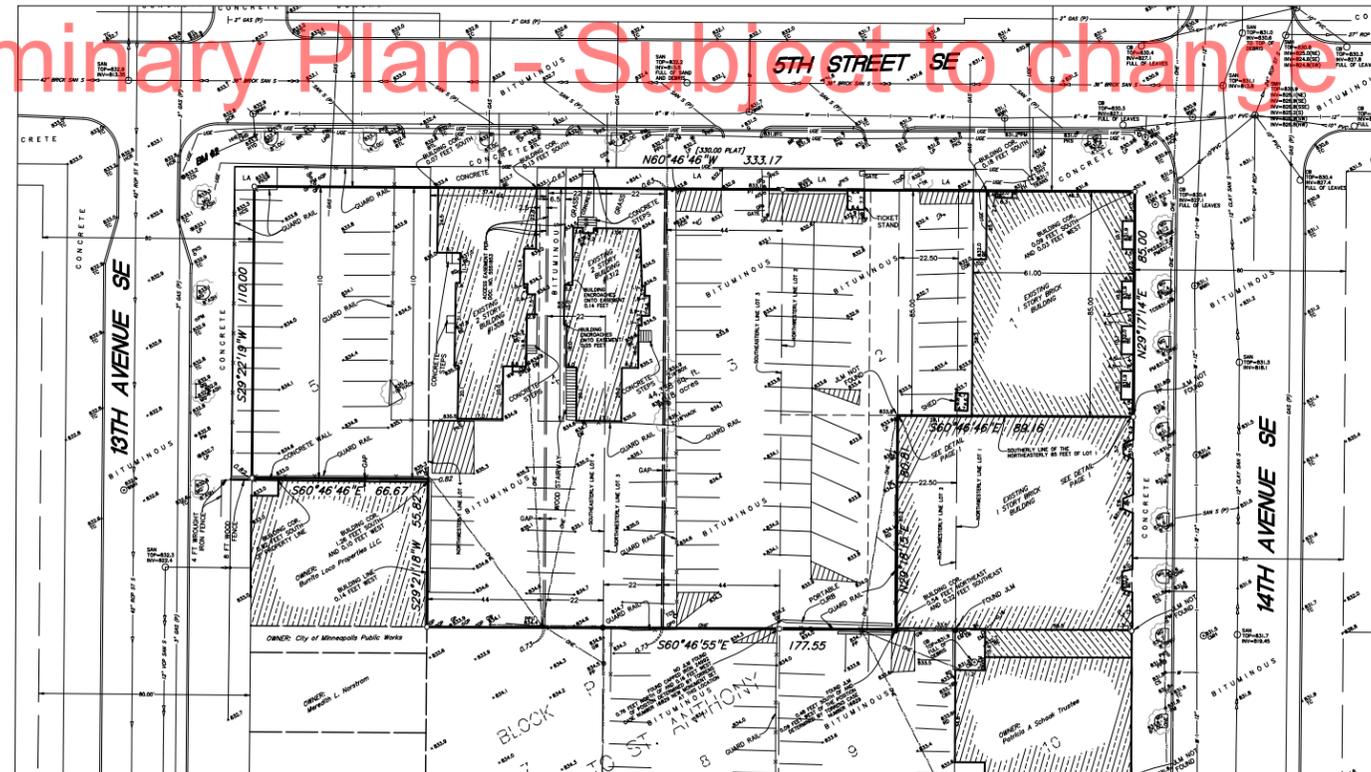
Elevations shown are based on U of M 1912 datum.

**ZONING NOTES**

- 1.) Zoning information from the City of Minneapolis letter dated December 7, 2012: The subject property is zoned CI (Neighborhood Commercial District), PO (Pedestrian Oriented Overlay District, and UA (University Area Overlay District).
- 2.) Area = 1.018 acres  
44,338 sq ft (Includes gaps with in the subject property)
- 3.) Parking
  - 2 Handicap spaces
  - 91 Regular spaces
  - 93 Total spaces

**TITLE COMMITMENT DETAIL**

SCALE: 1 INCH= 30 FEET



**SURVEYOR'S CERTIFICATION**

To: Opus Development Corporation and First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11(b) and 13 of Table A thereof. The field work was completed on \_\_\_\_\_

Dated this 7th day of February, 2013.

SUNDE LAND SURVEYING, LLC.

By: Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

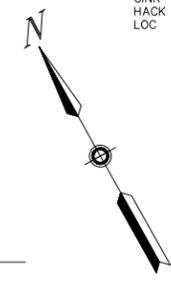
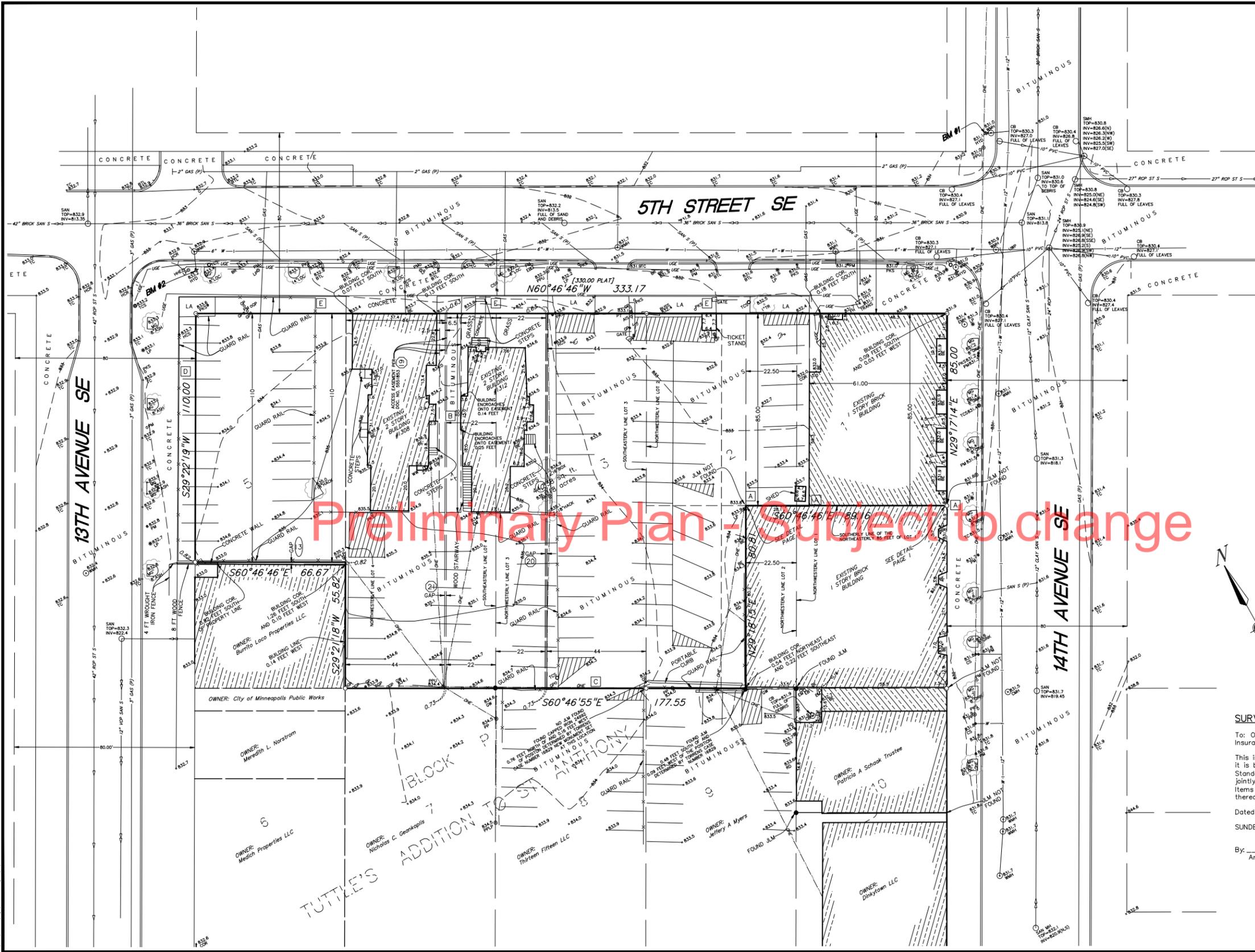
Revision	By	Date
	CWJ	

Drawing Title:  
**ALTA/ACSM LAND TITLE SURVEY FOR  
OPUS DEVELOPMENT CORPORATION**

**SUNDE LAND SURVEYING**  
9001 East Bloomington Freeway (35W) • Suite 118  
Bloomington, Minnesota 55420-3435  
952-881-2455 (Fax: 952-888-9526)  
www.sunde.com

Project: 2012-183    Bl./Pg: 594/61    Date: 02/07/2013  
Township: 29    Range: 24    Section: 24  
File: 2012183001.dwg    Sheet: 1 of 2

- LEGEND**
- Denotes iron monument set marked with P.L.S. No. xxxxx
  - Denotes found iron monument
  - AC Denotes air conditioner
  - AIS Denotes advertisement and information sign
  - BE Denotes building entrance
  - BR Denotes bike rack
  - BUSS Denotes business sign
  - CB Denotes catch basin
  - CBX Denotes control box
  - CBX Denotes communication box
  - CMH Denotes communication manhole
  - CMP Denotes corrugated metal pipe
  - CS Denotes curb stop
  - DG Denotes drain grate
  - DIP Denotes ductile iron pipe
  - EB Denotes electric box
  - EM Denotes electric meter
  - EMH Denotes electric manhole
  - FCAP Denotes filler cap
  - FH Denotes fire hookup
  - GM Denotes gas meter
  - GP Denotes guard post
  - GW Denotes guy wire
  - HCR Denotes handicap ramp
  - HCS Denotes handicap sign
  - HHE Denotes electric hand hole
  - HYD Denotes fire hydrant
  - JLM Denotes Judicial Landmark
  - LA Denotes landscaped area
  - LP Denotes light pole
  - MC Denotes metal cover
  - MG Denotes metal grate
  - MH Denotes manhole
  - OHE Denotes overhead electric line
  - OHU Denotes overhead utility lines
  - PIV Denotes post indicator valve
  - PM Denotes parking meter
  - PP Denotes power pole
  - PPLP Denotes power and light pole
  - PPU Denotes power pole with utility
  - PT Denotes parking ticket dispenser
  - PVC Denotes polyvinylchloride pipe
  - RCP Denotes reinforced concrete pipe
  - RD Denotes roof drain
  - SAN Denotes sanitary manhole
  - SAN S Denotes sanitary sewer
  - SMH Denotes storm manhole
  - ST S Denotes storm sewer
  - TB Denotes telephone box
  - TC Denotes top of concrete curb
  - TCS Denotes traffic control sign
  - TPIT Denotes test pit
  - TRANS Denotes transformer
  - UGC Denotes underground communication line
  - UGE Denotes underground electric line
  - UGT Denotes underground telephone line
  - VP Denotes vent pipe
  - VCP Denotes vitrified clay pipe
  - W Denotes water line
  - WMH Denotes water manhole
  - WV Denotes water valve
  - GINK Denotes Ginkgo tree
  - HACK Denotes Hackberry tree
  - LOC Denotes Locust tree



**SURVEYOR'S CERTIFICATION**

To: Opus Development Corporation and First American Title Insurance Company;

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11(b) and 13 of Table A thereof. The field work was completed on \_\_\_\_\_

Dated this 7th day of February, 2013.

SUNDE LAND SURVEYING, LLC.

By: Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

**SUNDE LAND SURVEYING**

9001 East Bloomington Freeway (35W) • Suite 118  
 Bloomington, Minnesota 55420-3435  
 952-881-2455 (Fax: 952-888-9526)  
 www.sunde.com

File: 2012183001.dwg Sheet: 2 of 2