

## **Greenway Heights**

### Project Narrative

PRG and Phoenix Development are partnering for the development of the Greenway Heights family housing project to be located on the northeast corner of Bloomington Avenue South and the Midtown Greenway. This project, located adjacent to a city-designated "Growth Center" and along a major recreational amenity, arose from a land use plan developed by the East Phillips Improvement Coalition in response to the need for larger-unit, affordable, family housing.

Greenway Heights will include 42 two-, three- and four-bedroom units affordable to households earning less than 50% AMI. This project is responsive to market demand, particularly in light of the loss of affordable rental units to the foreclosure crisis, and will address the housing needs created by the growth of larger families within the neighborhood.

Financed with bonds and 4% tax credits, CPED's support of this project will enable PRG and Phoenix Development to move forward in a timely fashion and provide much needed affordable housing in this transit and jobs rich neighborhood.

The building will be 4-stories or 47 feet in height. Parking will be provided at a ratio of .9 stalls per dwelling unit and will be accessed from a curb cut on Bloomington Avenue. Bike racks will be provided within the parking garage as well as near the main building entrance at grade.

Throughout the site, rain gardens will be incorporated to help infiltrate stormwater and provide color. A screen hedge of miniature willow will buffer the north property line. New maple trees will be added to the existing mature maples to fill out the street tree canopy on both street frontages. A children's play area will be located adjacent to the first floor community space and raised garden beds will be provided for resident use.

Along the south property, the project will incorporate a promenade that will run parallel to the Midtown Greenway. The design of the promenade will include a mixture of barberries and roses adjacent to a short retaining wall. The wall and plantings will help buffer the private residential patios and green space from the public promenade. Pre-fabricated gateway arbors will be located at each end of the property and in the center, creating a sensation of enclosure for the promenade.

The building itself is designed to respond both contextually and culturally to the unique characteristics of the East Phillips neighborhood. The site is uniquely located at the northern edge of the Midtown Greenway, Minneapolis's own green path that serves to thread the urban nodes and neighborhoods throughout the city. The design of the building aims to incorporate the traditional design elements of the neighborhood while responding in a contemporary manner to both the site and the culture of the people. The long south façade responds to the notion of movement and connectivity with insertions of vertical 'color', creating a rhythm as one views the building from the Greenway. As these insertions of color move around the building's façade, they also serve to respond to the strong cultural ties of the neighborhood. The bold and warm colors serve to welcome the people and community that will inhabit the building. The primary materials of the façade will be a mix of cement board panels, lap siding and metal siding, articulated to reflect the neighborhood context and culture.

In plan, the west end of the building shifts north to 'open up' at the intersection of Bloomington Avenue South and the Midtown Greenway. This shift allows a greater use of the outdoor space on the south side of the building, responding to the physical characteristics of the site. The building's main entrance is also celebrated at the southwest corner of the site - encouraging a shared view of the community space and outdoor area to those passing by. Again, this gesture reinforces the notion of integrating the building and the inhabitants into the neighborhood. The design of the main entrance will include a cedar post and trellis feature that helps to link the entrance and the outdoor space of the site.

# GREENWAY HEIGHTS



PERSPECTIVE VIEW FROM BLOOMINGTON AVENUE

NOT FOR  
CONSTRUCTION

Greenway Heights

COW  
SUBMITTAL

**CERTIFICATION**  
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 Professional Landscape Architect under the laws of the State of Minnesota.

DAVID MOTZENBECKER Date

#00000  
License Number

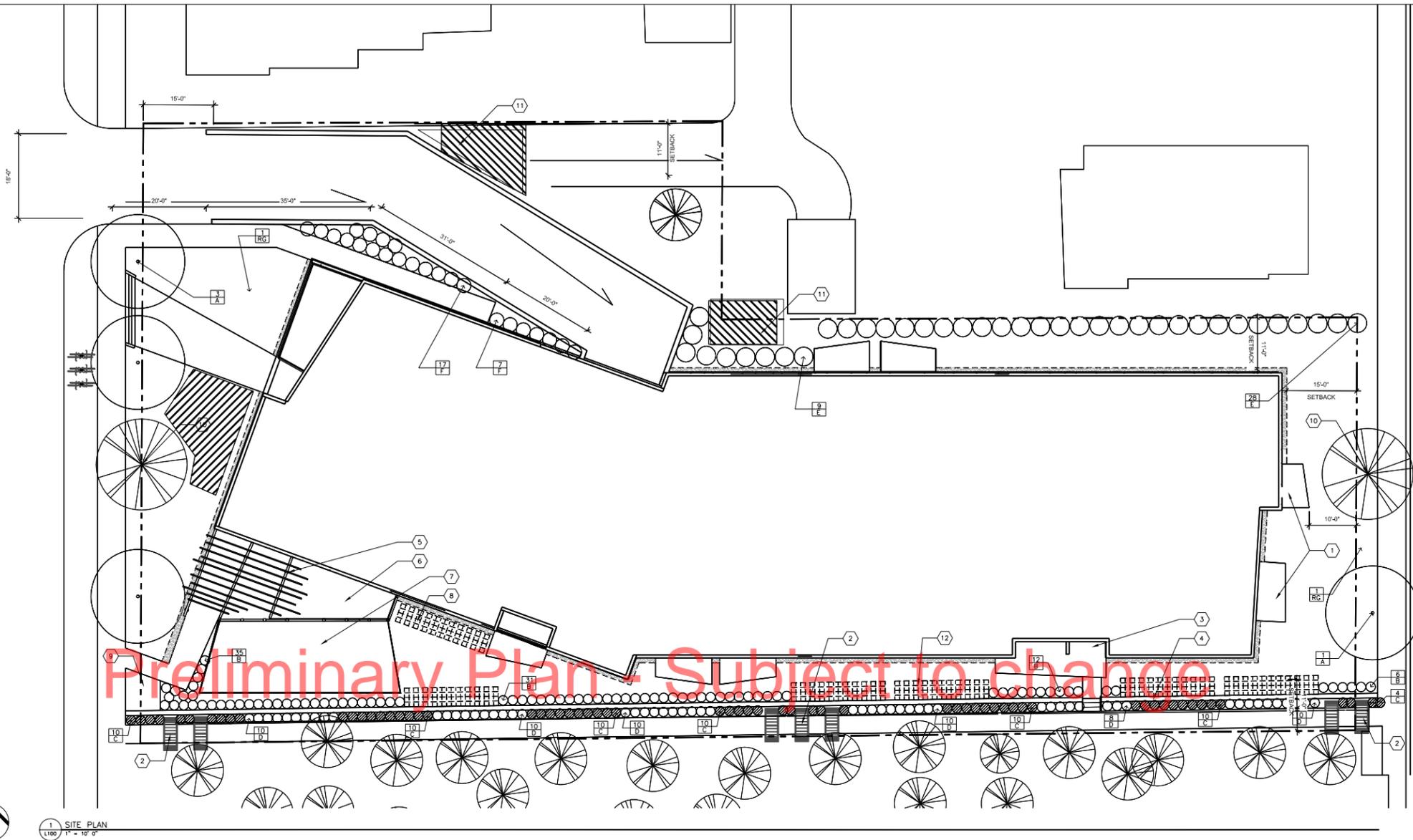
REVISIONS	No.	DATE

DATE 02-25-2013  
DRAWN BY DM1  
CHECKED BY DM1  
COMMISSION NO. 183601  
SHEET TITLE

LANDSCAPE  
PLAN

SHEET NUMBER

**L100**



Preliminary Plan - Subject to change

**GENERAL NOTES**

- LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION MATERIAL INSTALLATION BEGINS (MINIMUM 10' CLEARANCE).
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
- EXISTING CONTOURS, TRAILS, VEGETATION, CURBS/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
- ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNSUITABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWINGS OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.
- NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- SOIL AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
- WHERE SOIL ADOPTS PAVED SURFACES, FINISHED GRADE OF SOCSSEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOIL SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS, ON SLOPES STEEPER THAN 3:1 ON IN DRAINAGE SWALES, SOIL SHALL BE STAKED SECURELY.
- PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, UNLESS NOTED OTHERWISE. DECIDUOUS SHRUBS SHALL HAVE AT LEAST 3 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO "CROTCHES" AND SHALL BEGIN BRANCHING NO LOWER THAN 7 FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6 FEET ABOVE FINISHED GRADE.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL WARRANT NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
- PLANTING AREAS INTO OVER STRUCTURE RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 10" DEPTH OF PLANTING SOIL, CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.
- ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDED HARDWOOD MULCH WITH NO WEED BARRIER.
- SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.
- STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BEDS MEET SOIL UNLESS OTHERWISE NOTED.
- REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.
- REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION.
- IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.
- CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

**SURVEY NOTES**

ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER-FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.

THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.

ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

**IRRIGATION NOTES**

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A PERFORMANCE IRRIGATION PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SOCSSEED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
- SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOIL TO BE IRRIGATED WITH SPRAY.
- LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
- LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNSUITABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE WALL PLANTING AREAS.
- COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
- RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
- IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB.

**PROJECT SUMMARY:**

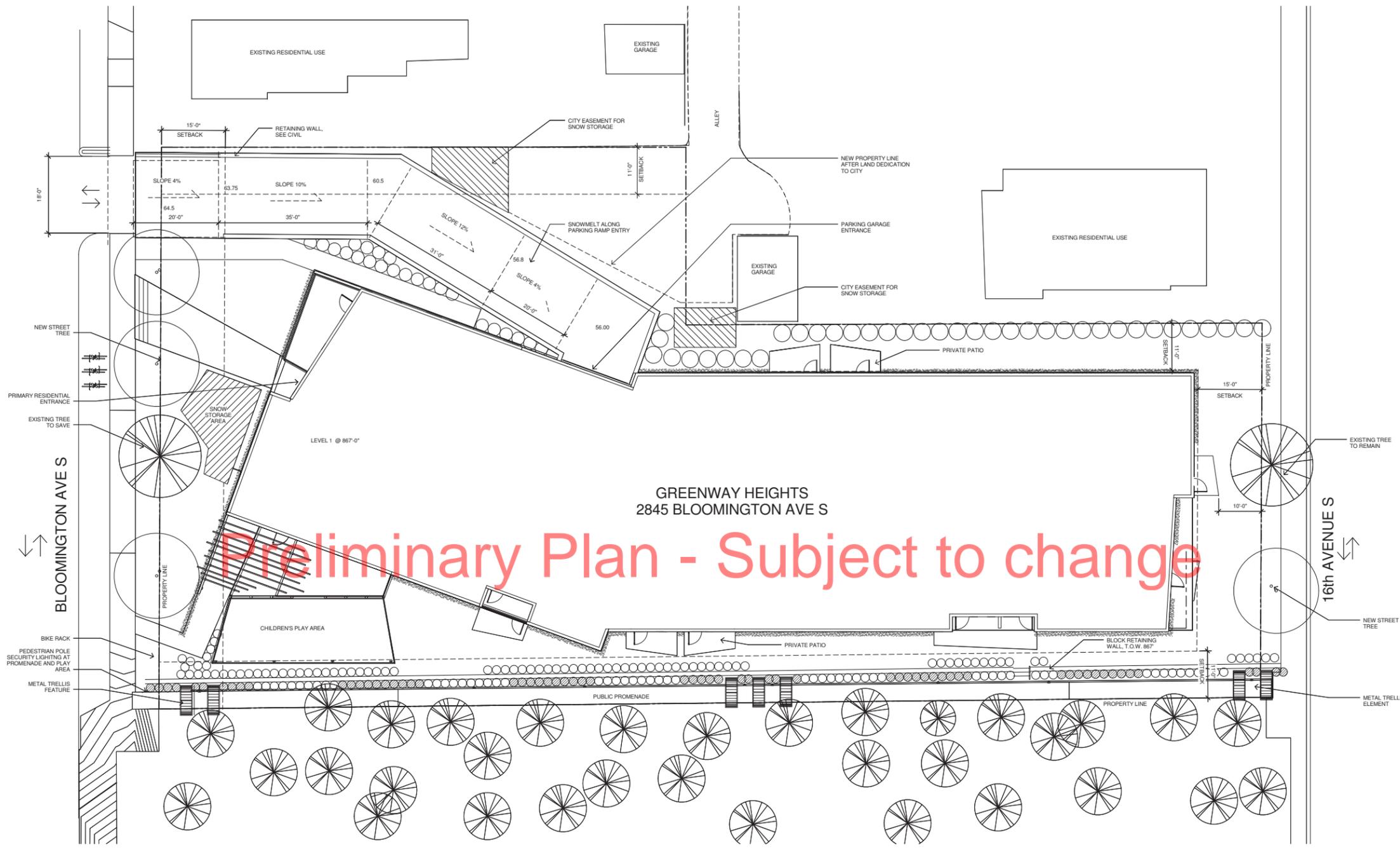
TREES IN ROW: 4	LOT AREA: 28,189 / .65 ACRES
SHRUBS IN ROW: 0	BUILDING FOOTPRINT: 12,810 SF
PERENNIALS IN ROW: 0	20% LANDSCAPE REQ.: 3,378 SF
	(LOT AREA) - (BUILDING FOOTPRINT) = 15,379 SF
	PERVIOUS AREA ON SITE: 7,416 SF (41%)
TREES ON SITE: 0	PERVIOUS AREA IN RIGHT-OF-WAY: 692 SF
SHRUBS ON SITE: 299	TOTAL PERVIOUS AREA: 1,108 SF
PERENNIALS PROPOSED ON SITE: 24	BIKE PARKING SPACES - SITE: 6 (3 RACKS)
RAIN GARDEN MIX: X SF	BIKE PARKING SPACES - INTERIOR: 39

**PROPOSED PLANT SCHEDULE**

QTY.	SYM	COMMON NAME	SCIENTIFIC NAME	SIZE	TYPE	COMMENTS
<b>TREES</b>						
4	A	SIENNA GLEN MAPLE	Acer x freemant 'Sienna'	3" CAL.	B&B	PLANT PER PLAN
<b>SHRUBS</b>						
85	B	ORANGE ROCKET BARBERRY	Berberis thunbergii 'Orange Rocket'	#2	CONT.	PLANT PER PLAN
62	C	GOLDEN RUBY BARBERRY	Berberis thunbergii 'Gonzani'	#2	CONT.	PLANT PER PLAN
62	D	OSO EASY MANGO SALSA ROSE	Rosa 'Chewer Adventure'	#2	CONT.	PLANT PER PLAN
37	E	FLAMINGO WILLOW	Salix integra 'Flamingo'	#6	CONT.	PLANT PER PLAN
<b>PERENNIALS / GRASSES</b>						
24	F	SUN KING ARALIA	Aralia cordata 'Sun King'	#1	CONT.	PLANT PER PLAN
<b>RAIN GARDEN MIX</b>						
		FRAGRANT GIANT HYSSOP	Agastache foeniculum	#1	CONT.	1. Layout all plantings in
		BIGLEAF ASTER	Aster macrophyllus	#1	CONT.	random manner
		MARGUERITE DAISY	Anthemis tinctoria 'Susanna Mitchell'	#1	CONT.	
		BUTTERFLY WEED	Aeschylus tuberosa	#1	CONT.	2. All 14 plants to be
		STERNHALER COREOPSIS	Coneopsis tomentosa 'Sternhaler'	#1	CONT.	present in each bed
		BLUE FLAG IRIS	Iris versicolor	#1	CONT.	
52 OF EACH	RG	BLUE GLOBE THISTLE	Echinops bannaticos 'Blue Glow'	#1	CONT.	3. Plants spaced at
		PRAIRIE ALUMROOT	Heuchera richardsonii	#1	CONT.	1' O.C.E.W.
		VIRGINIA BLUEBELLS	Mertensia virginica	#1	CONT.	
		GREAT BLUE LOBELIA	Lobelia siphilitica	#1	CONT.	
		SMOOTH PHLOX	Phlox glaberrima	#1	CONT.	
		BLACK EYED SUSAN	Rudbeckia hirta	#1	CONT.	
		PRAIRIE SPIDERWORT	Tradescantia bracteata	#1	CONT.	
		GOLDEN ALEXANDER	Zizia aurea	#1	CONT.	

**KEY NOTES**

- UNIT PATIOS, TYP.
- PROMENADE GATEWAY ARCHES
- STAIR EXIT
- PROMENADE RETAINING WALL
- PERGOLA
- OUTDOOR AMENITY PATIO
- CHILDREN'S PLAY AREA
- RAISED GARDEN PLOTS
- BIKE RACKS
- EXISTING TREES TO REMAIN
- SNOW STORAGE AREA
- "SQUARE FOOT" RAISED GARDEN PLOTS



GREENWAY HEIGHTS  
2845 BLOOMINGTON AVE S

Preliminary Plan - Subject to change

**A010 ARCHITECTURAL SITE PLAN**  
1" = 10'-0"

- SITE PLAN NOTES:**
1. NO BUILDING SIGNAGE PROPOSED AT THIS TIME.
  2. TRASH/RECYCLING WILL BE COLLECTED WITHIN THE BUILDING AT LEVEL 1. A TRASH PAD IS LOCATED ADJACENT TO THE DRIVEWAY FOR BINS TO BE LOCATED TEMPORARILY ON TRASH DAY. COLLECTION WILL BE BY PRIVATE VENDORS.
  3. SNOW WILL BE REMOVED FROM SIDEWALKS. A LIMITED AMOUNT OF SNOW STORAGE IS AVAILABLE ALONG THE STREET BOULEVARDS AND WITHIN THE FRONT YARDS ON BLOOMINGTON AND 16TH AVENUES. THE DRIVEWAY WILL INCORPORATE A SNOW MELT SYSTEM AND A TRENCH DRAIN FOR SNOW REMOVAL.

PROJECT TITLE

GREENWAY HEIGHTS

KEY PLAN NORTH ARROW

COW SUBMITTAL

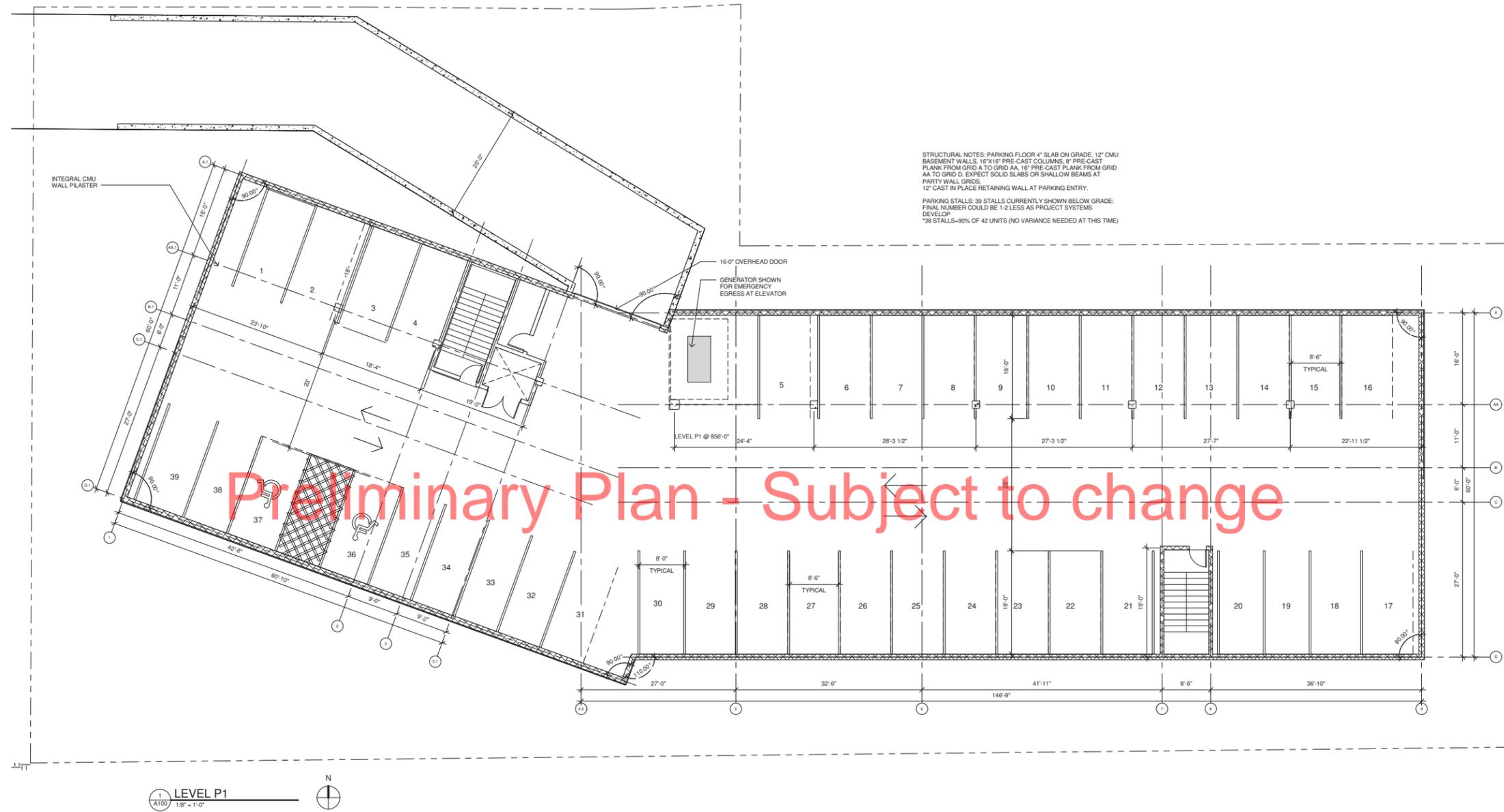
**CERTIFICATION**  
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional under the laws of the State of Minnesota.

Date	
License Number	
REVISION	DATE

DATE	02-25-2013
DRAWN BY	SM
CHECKED BY	GC
COMMISSION NO.	1836.01
SHEET TITLE	

ARCHITECTURAL SITE PLAN

SHEET NUMBER  
**A010**



PROJECT TITLE

**GREENWAY  
HEIGHTS**

KEY PLAN NORTH ARROW

COW SUBMITTAL

CERTIFICATION  
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 Professional under the laws of the State of Minnesota.

Date

License Number

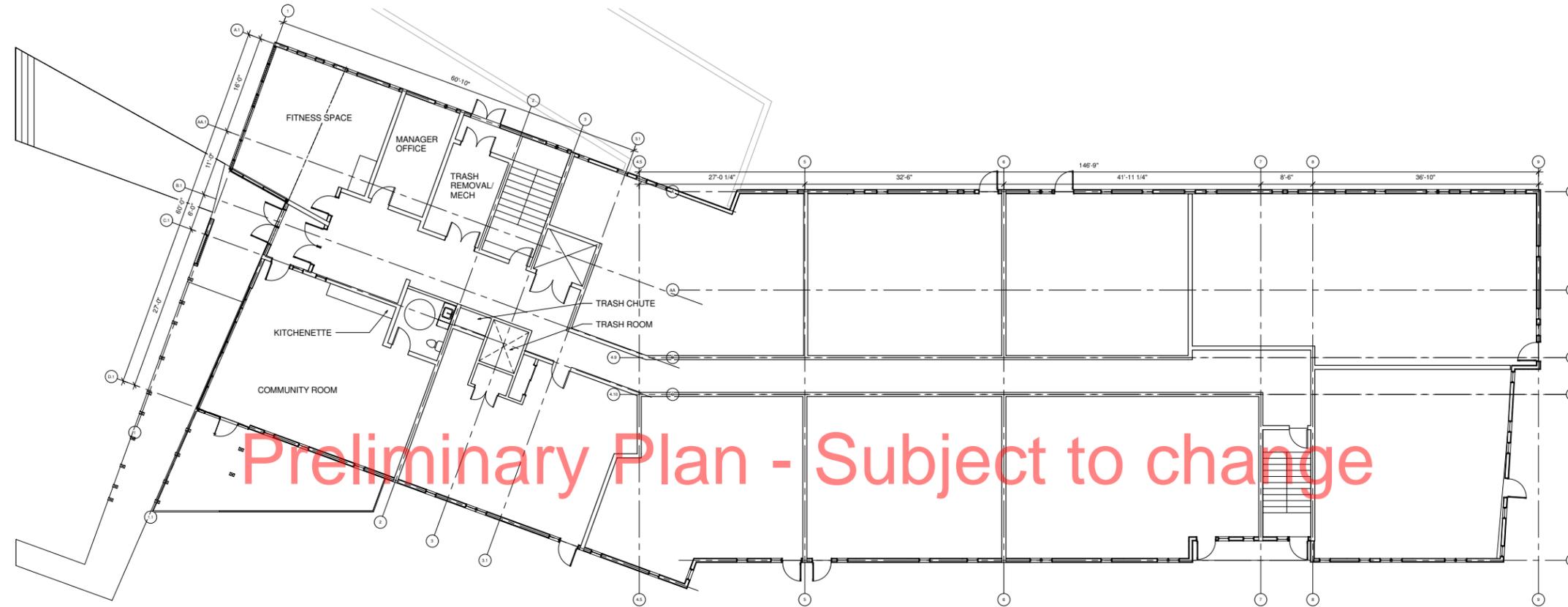
REVISION	DATE

DATE	02-25-2013
DRAWN BY	SM
CHECKED BY	GC
COMMISSION NO.	1836.01
SHEET TITLE	

**LEVEL P1 FLOOR  
PLAN**

SHEET NUMBER

**A100**



Preliminary Plan - Subject to change

1 LEVEL 1  
A110 1/8" = 1'-0"

PROJECT TITLE

GREENWAY  
HEIGHTS

KEY PLAN NORTH ARROW

COW SUBMITTAL

CERTIFICATION  
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 Professional under the laws of the State of Minnesota.

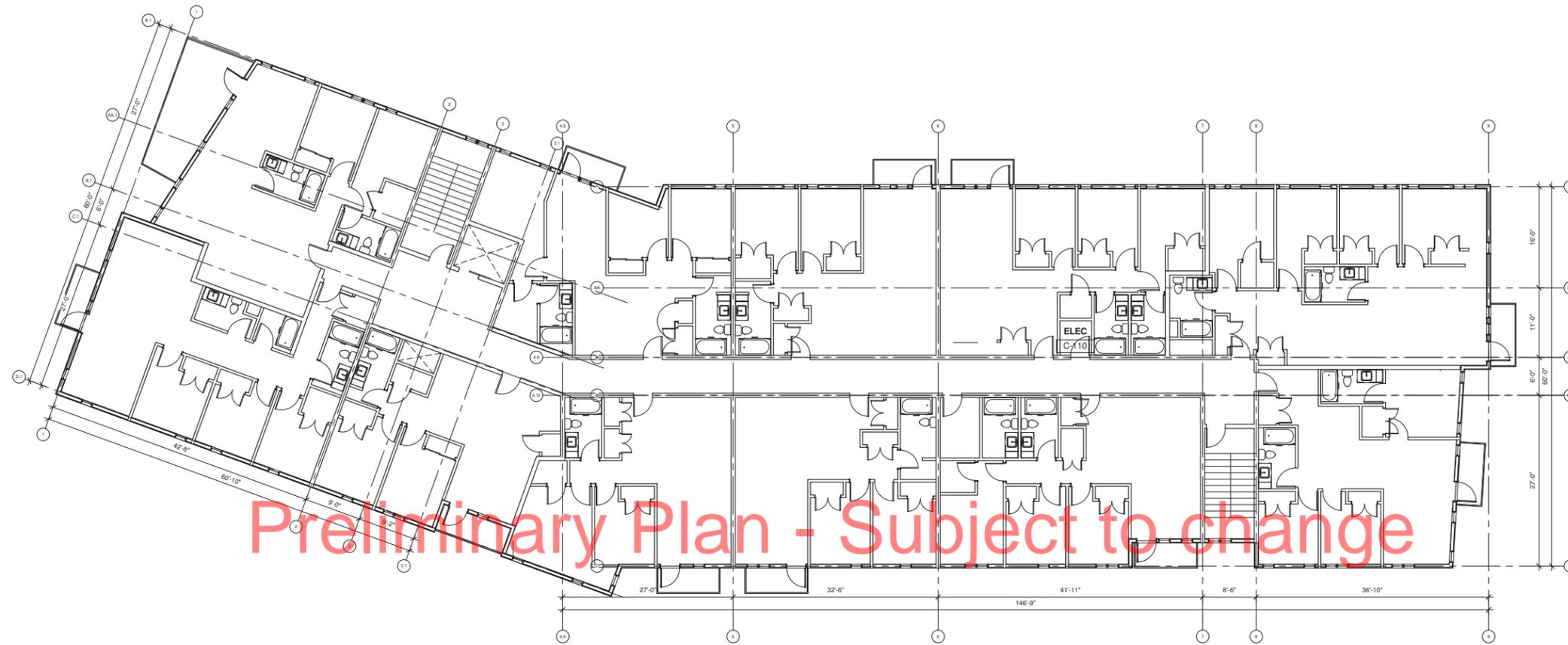
Date  
License Number

REVISION	DATE

DATE	02-25-2013
DRAWN BY	SM
CHECKED BY	GC
COMMISSION NO.	1836.01
SHEET TITLE	

LEVEL 1 FLOOR  
PLAN

SHEET NUMBER  
**A110**



TYPICAL UPPER PLAN  
1  
A120  
1/8" = 1'-0"



PROJECT TITLE

GREENWAY  
HEIGHTS

KEY PLAN NORTH ARROW

COW SUBMITTAL

CERTIFICATION  
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 Professional under the laws of the State of Minnesota.

Date

License Number

REVISION	DATE

DATE	02-25-2013
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NO.	1836.01
SHEET TITLE	

TYPICAL UPPER  
FLOOR PLAN

SHEET NUMBER

**A120**

PROJECT TITLE

**GREENWAY  
HEIGHTS**

KEY PLAN NORTH ARROW

**COW SUBMITTAL**

CERTIFICATION

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 Professional under the laws of the State of Minnesota.

Date

License Number

REVISION	DATE

DATE	02-25-2013
------	------------

DRAWN BY	SM
----------	----

CHECKED BY	GC
------------	----

COMMISSION NO.	1836.01
----------------	---------

SHEET TITLE

**ELEVATIONS-SOUTH  
+ WEST**

SHEET NUMBER

**A500**

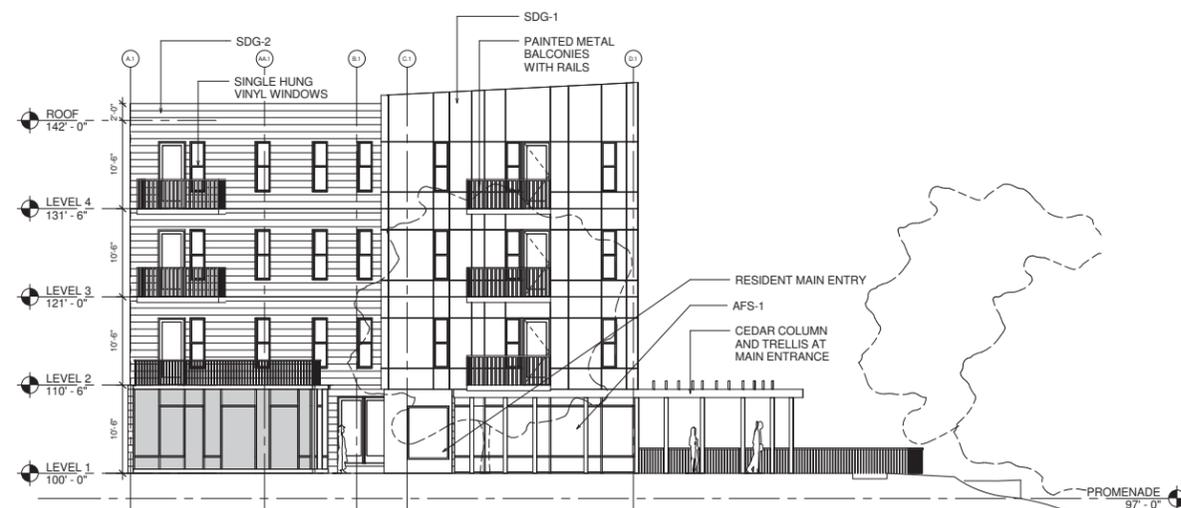


**1 SOUTH ELEVATION**  
A500 1/8" = 1'-0"

**NOTES:**

- SDG 1-HARDI PANEL SIDING
- SDG 2-HARDI PANEL HORIZONTAL LAP SIDING
- SDG 3-PAINTED FLATLOCK METAL PANEL
- ASF 1-ALUMINUM STOREFRONT GLASS

**Preliminary Plan - Subject to change**



**3 WEST ELEVATION**  
A500 1/8" = 1'-0"



**2 SOUTH WEST ELEVATION**  
A500 1/8" = 1'-0"

PROJECT TITLE

**GREENWAY  
HEIGHTS**

KEY PLAN NORTH ARROW

**COW SUBMITTAL**

CERTIFICATION

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 Professional under the laws of the State of Minnesota.

Date

License Number

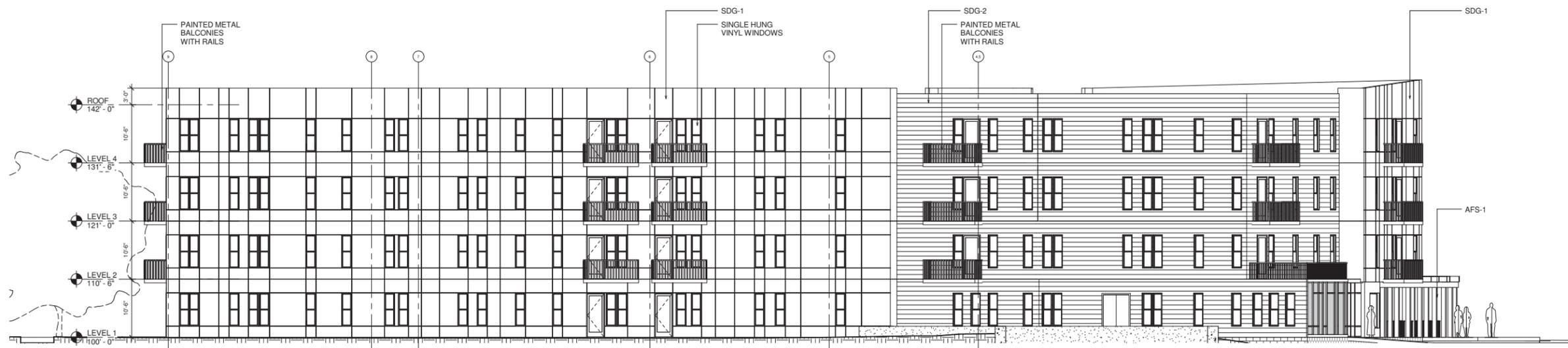
REVISION	DATE

DATE	02-25-2013
DRAWN BY	SM
CHECKED BY	GC
COMMISSION NO.	1836.01
SHEET TITLE	

**ELEVATIONS-NORTH  
+ EAST**

SHEET NUMBER

**A501**



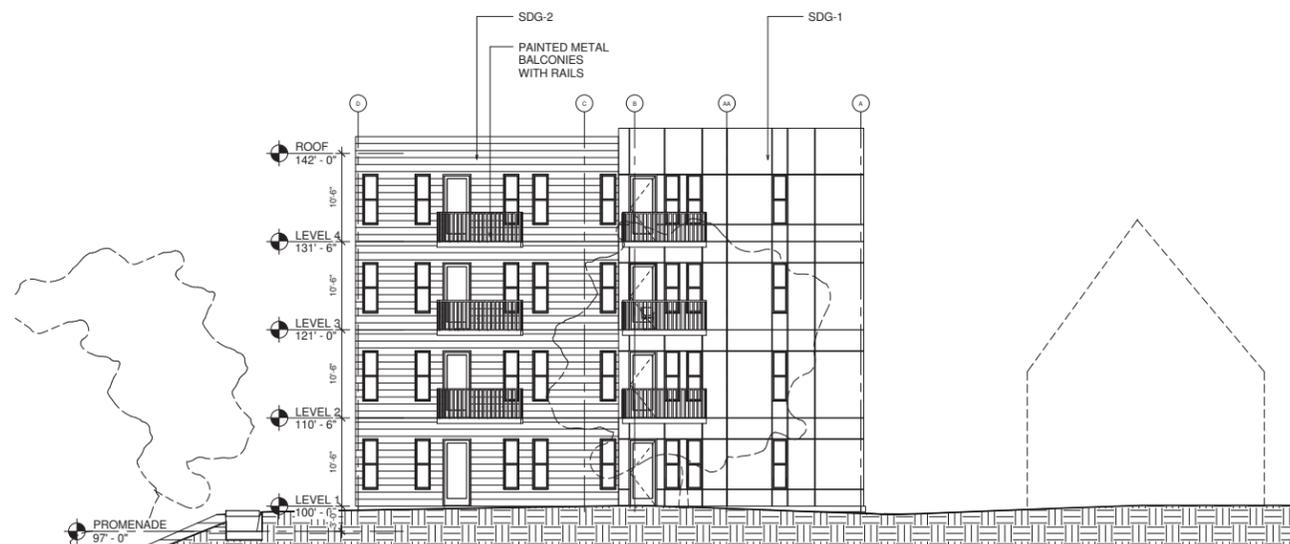
**1 NORTH ELEVATION**  
1/8" = 1'-0"

NOTES:  
SDG 1-HARDI PANEL SIDING  
SDG 2-HARDI PANEL HORIZONTAL LAP SIDING  
SDG 3-PAINTED FLATLOCK METAL PANEL  
AFS 1-ALUMINUM STOREFRONT GLASS

**Preliminary Plan - Subject to change**



**2 NORTH WEST ELEVATION**  
1/8" = 1'-0"



**3 EAST ELEVATION**  
1/8" = 1'-0"

# GREENWAY HEIGHTS EXTERIOR ELEVATIONS



SOUTH ELEVATION (MIDTOWN GREENWAY)

Preliminary Plan - Subject to change



WEST ELEVATION (BLOOMINGTON AVENUE)

# GREENWAY HEIGHTS



PERSPECTIVE VIEW ALONG GREENWAY PROMENADE

# GREENWAY HEIGHTS



SECTION AT MIDTOWN GREENWAY PROPERTY LINE