

# Preliminary Plan - Subject to change

City Planning Commission  
Committee of the Whole Submittal

February 26, 2013

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The 301 Walnut Apartment Project consists of 98 units of student housing with 158 beds in studio/one/two bedroom configurations to be located in levels 2-6. First level is anticipated to contain 11,000sf of vanilla shell retail and residential lobby, leasing and trash areas. An outdoor plaza is associated with one of the retail tenants and included in the scope of these services. Other site components include streetscape design along Walnut Street SE and Washington Avenue. Below-grade parking of 49 stalls is anticipated below retail level, with site access planned off Walnut Street.

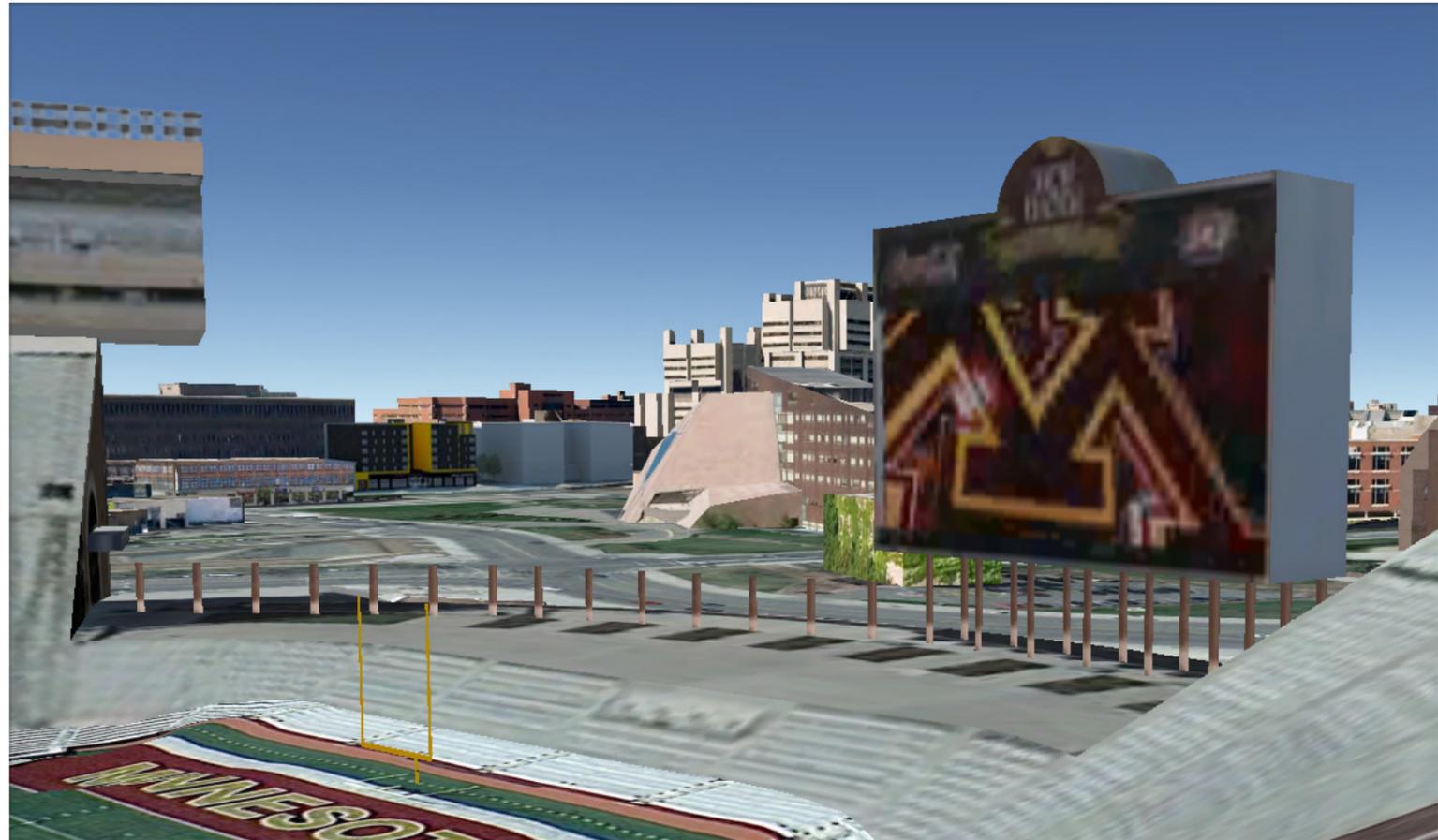
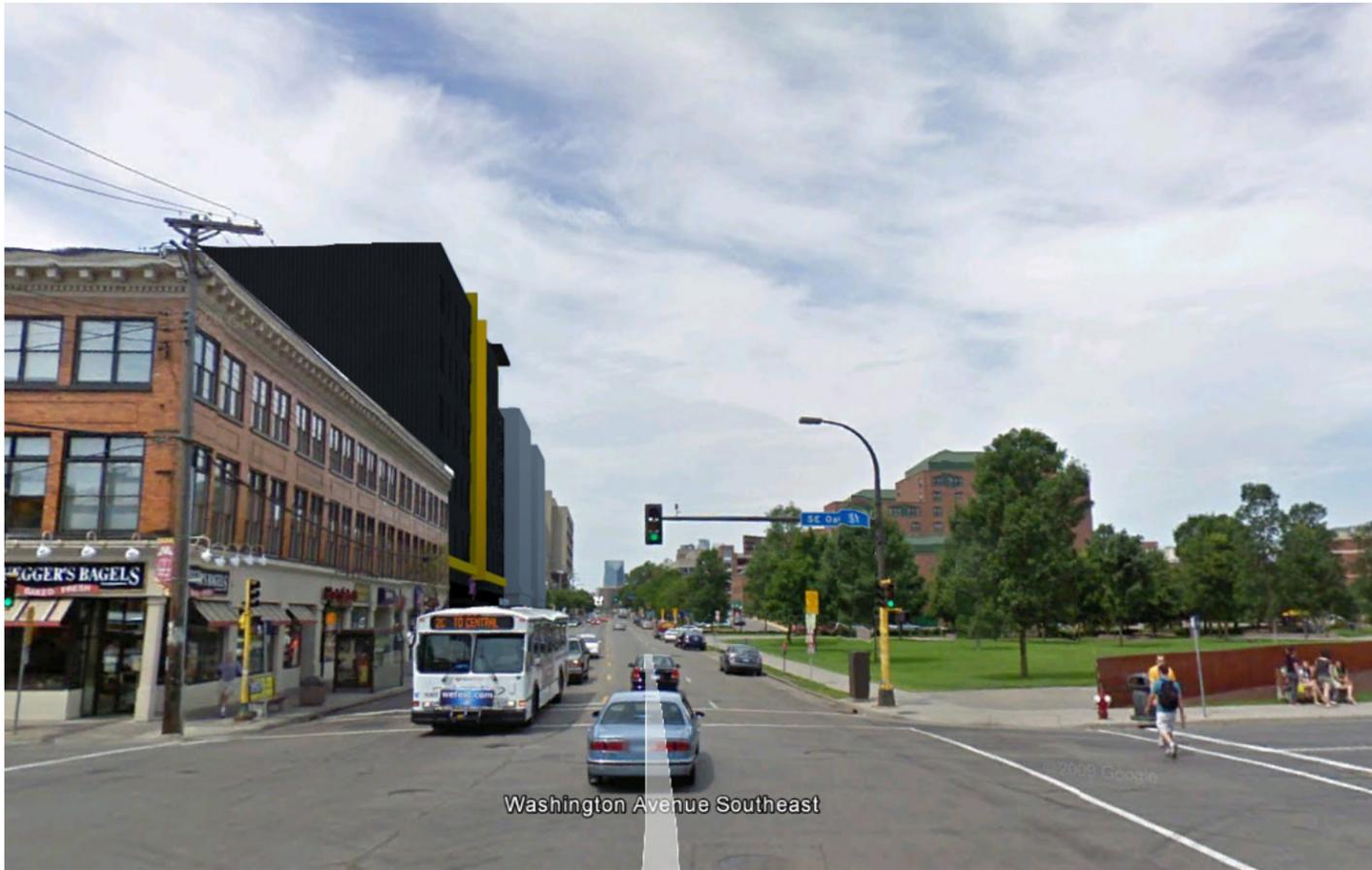
The Project is anticipated to contain five stories (levels 2-6) of wood-framed construction and precast concrete slabs, columns and beams at sub-level 1 and grade level 1. Below-grade walls are anticipated to be of CMU or site-cast concrete.

The building facades have a modern style that respond to the views of the building from the surrounding landmarks. The cladding materials will mainly consist of variations of masonry and metal panels.

Primary mechanical system is anticipated to be an independent packaged unit approach with forced-air furnaces and/or unit heaters serving corridors and common areas. Below-grade parking levels are anticipated to be heated and ventilated as required, including make-up air. Retail use will likely require ventilation shaft for commercial kitchen hood exhaust and related make-up-air.



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MISSISSIPPI RIVER

WILLIAMS  
ARENA

MINNESOTA  
TCF BANK  
STADIUM

MCNAMARA  
ALUMNI  
CENTER

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WASHINGTON AVE SE

WEISMAN ART  
MUSEUM

CHURCH ST SE

HARVARD ST SE

WALNUT ST SE

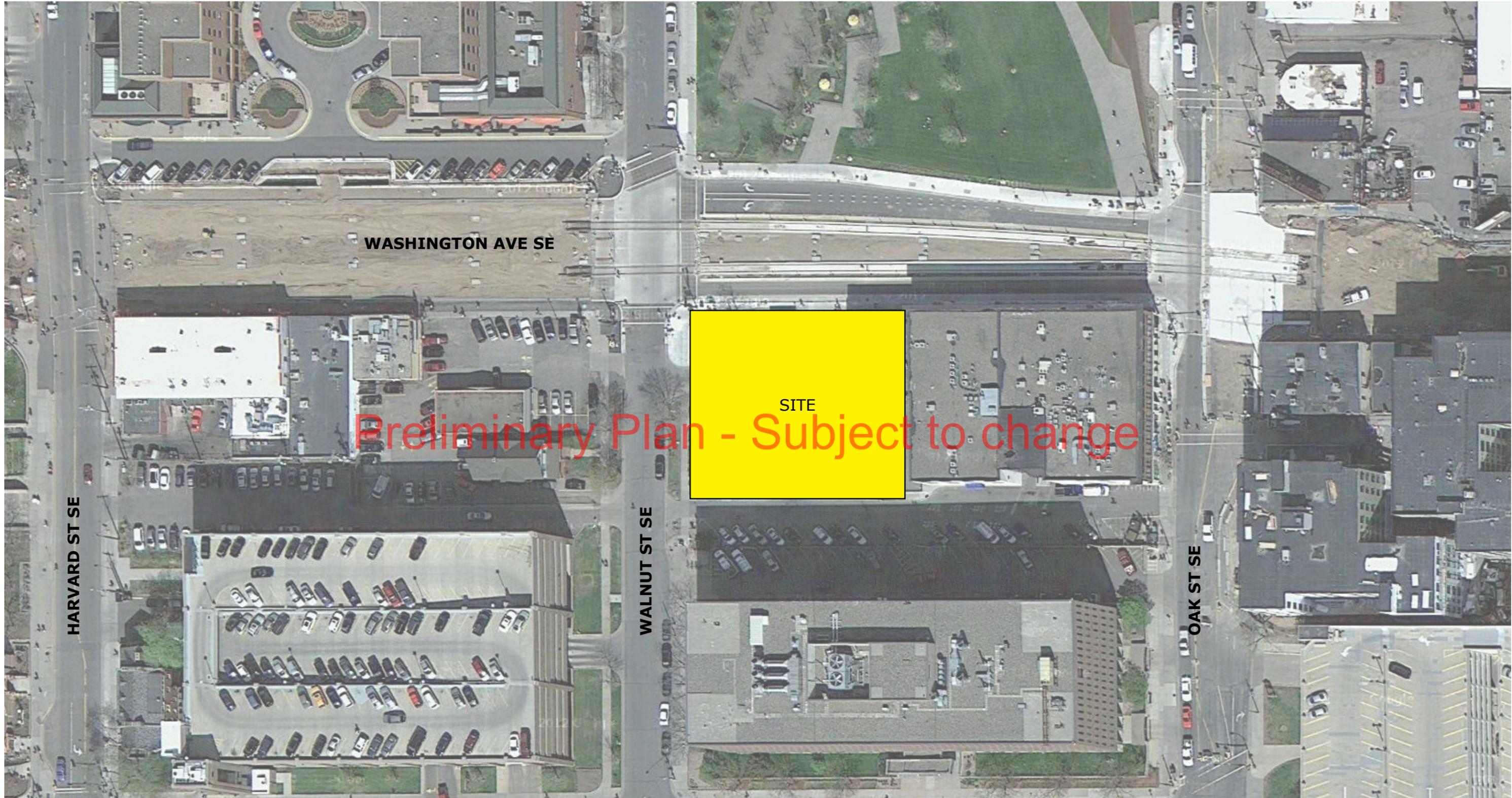
SITE

OAK ST SE

ONTARIO ST SE

HURON ST SE





WASHINGTON AVE SE

SITE

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HARVARD ST SE

WALNUT ST SE

OAK ST SE



WASHINGTON AVENUE SOUTHEAST

WALNUT STREET

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6 STORY RENTAL HOUSING PROJECT UNDER CONSTRUCTION

COURTYARD  
853 sf

RESTAURANT

RETAIL

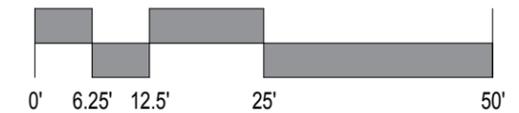
RESTAURANT

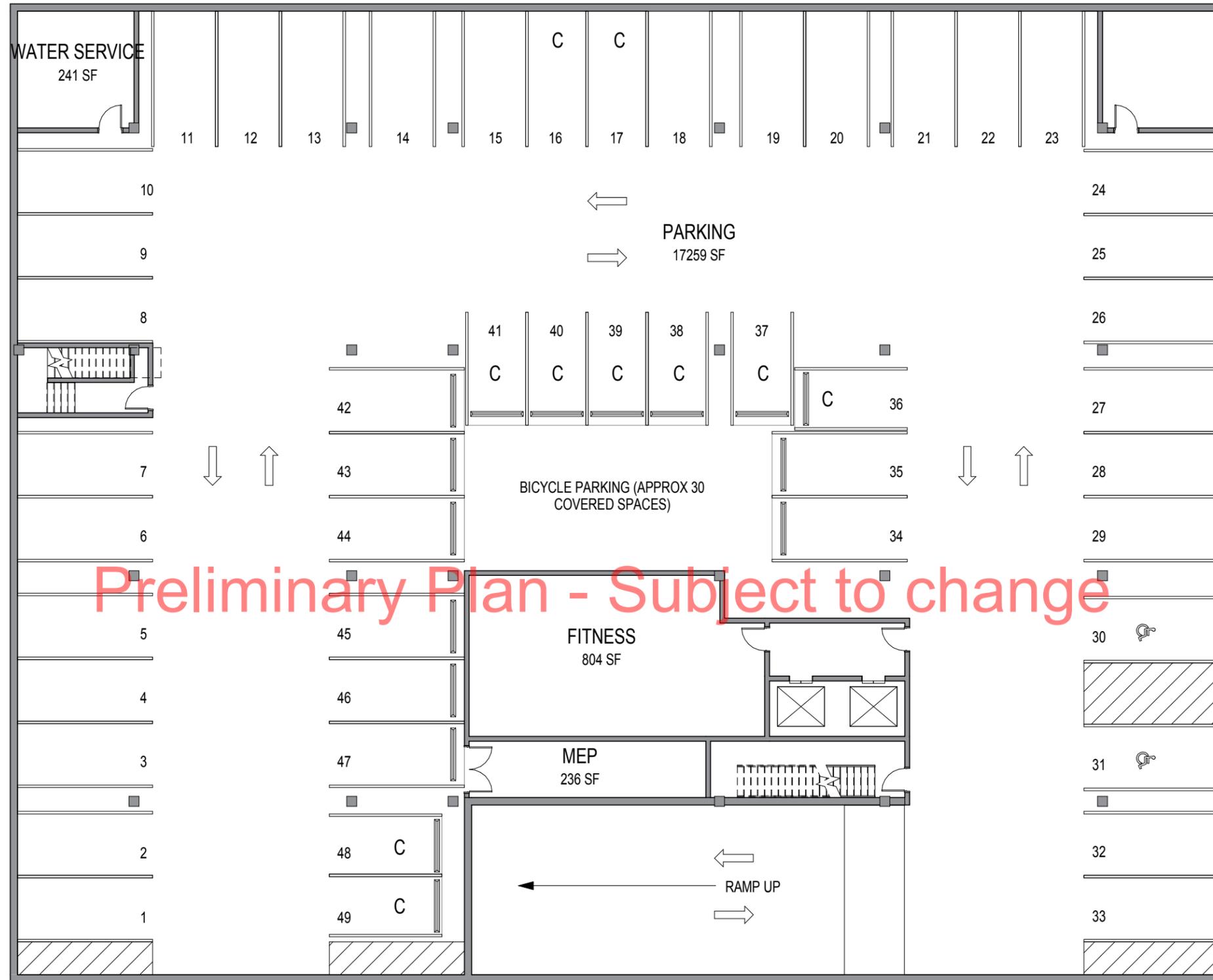
RESIDENTIAL LOBBY

PARKING GARAGE ENTRANCE

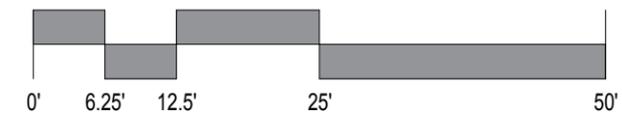
GAS GEN SET

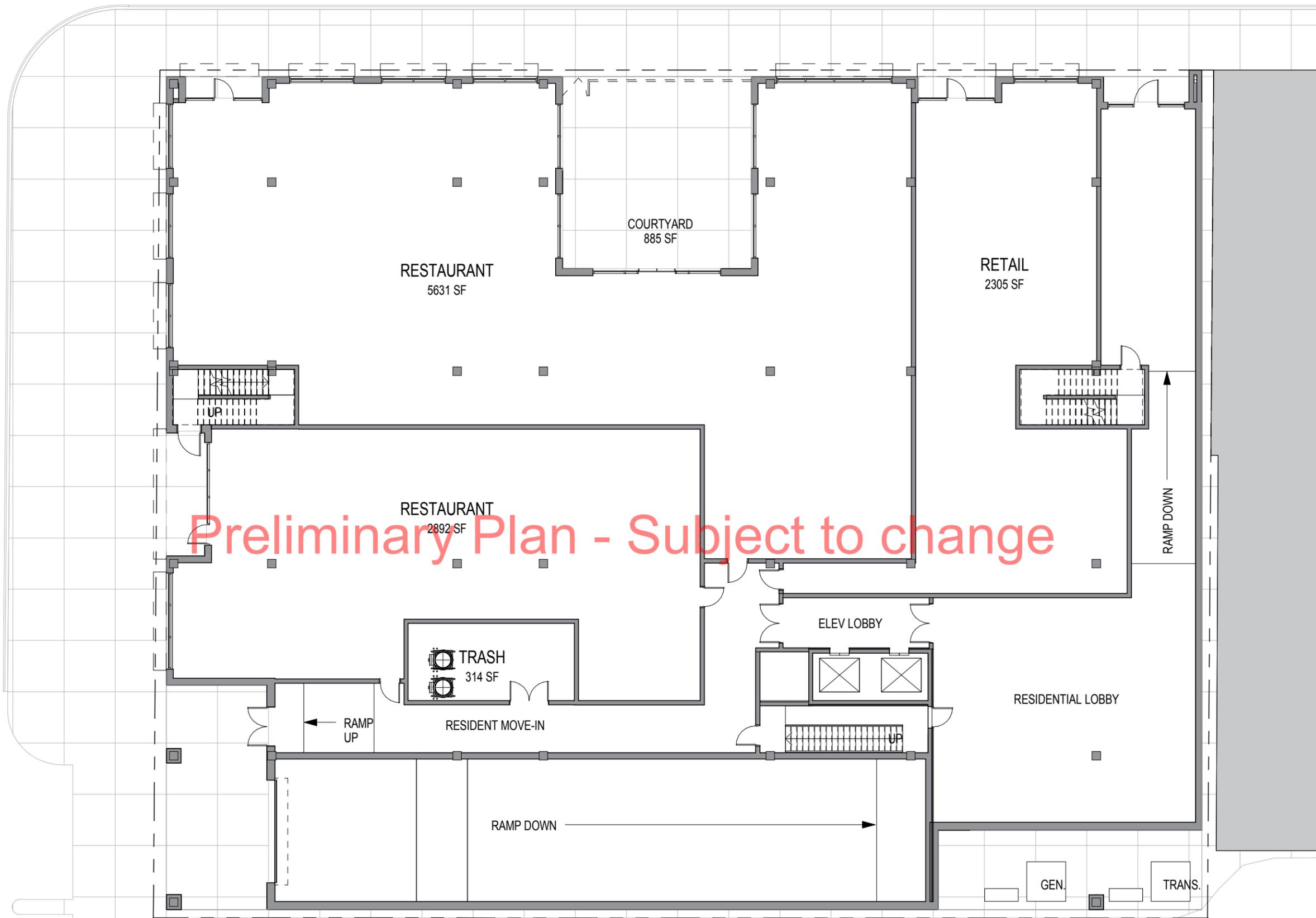
TRANSFORMER



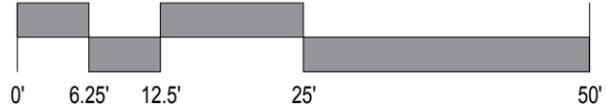


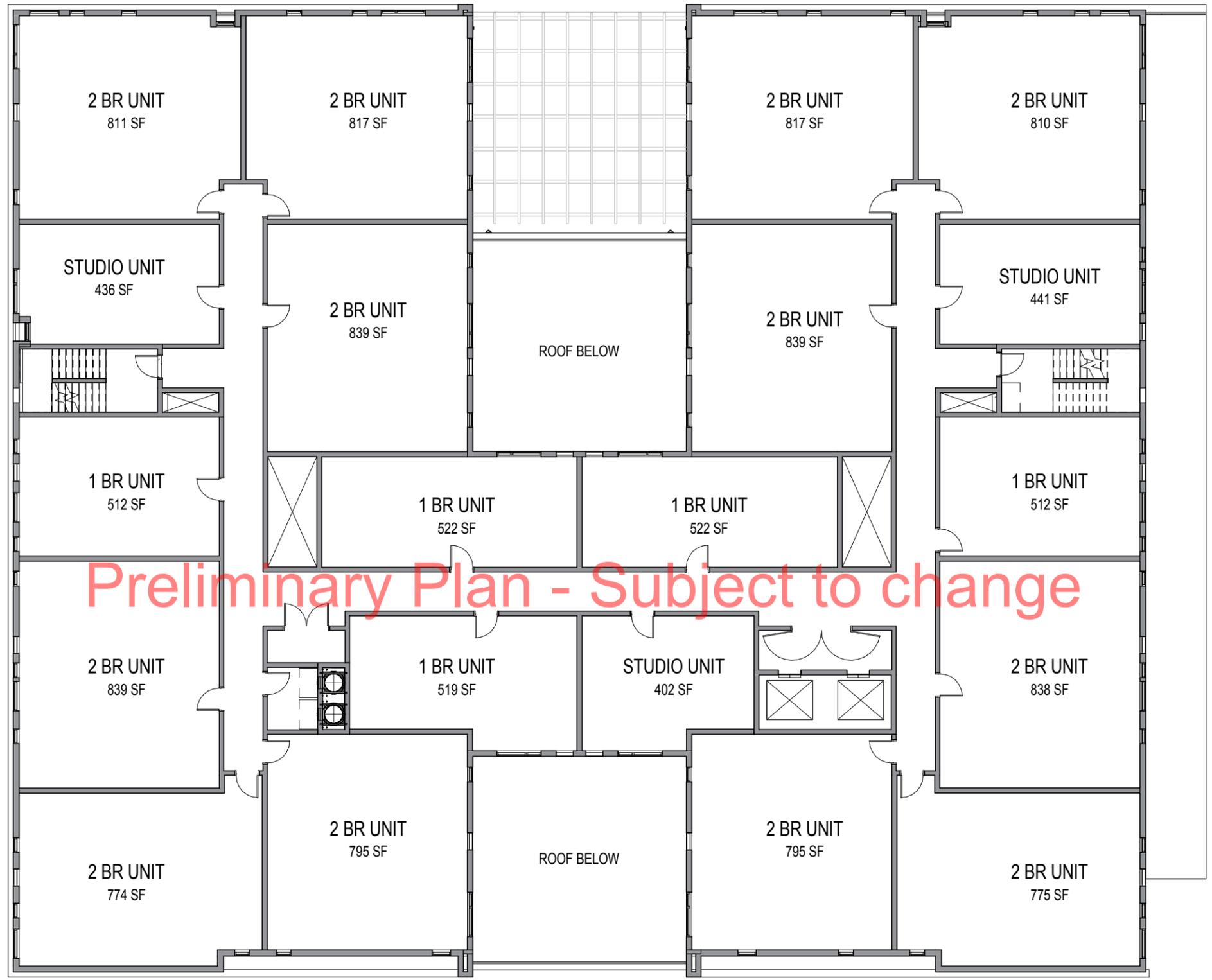
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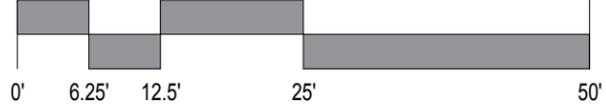


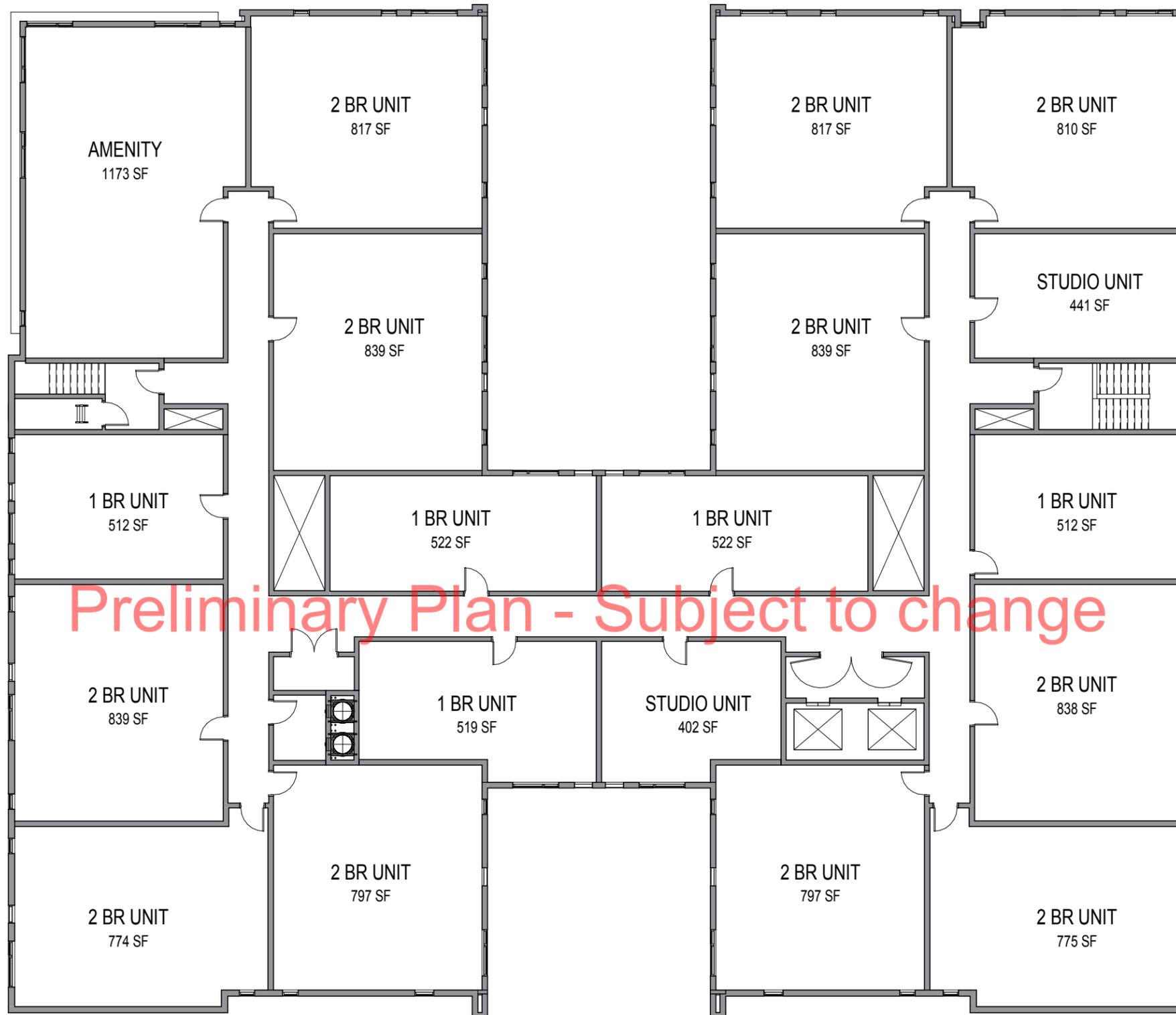
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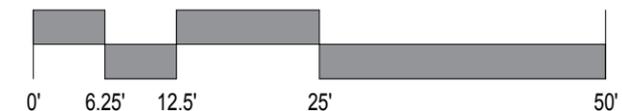


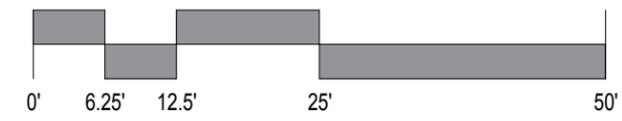
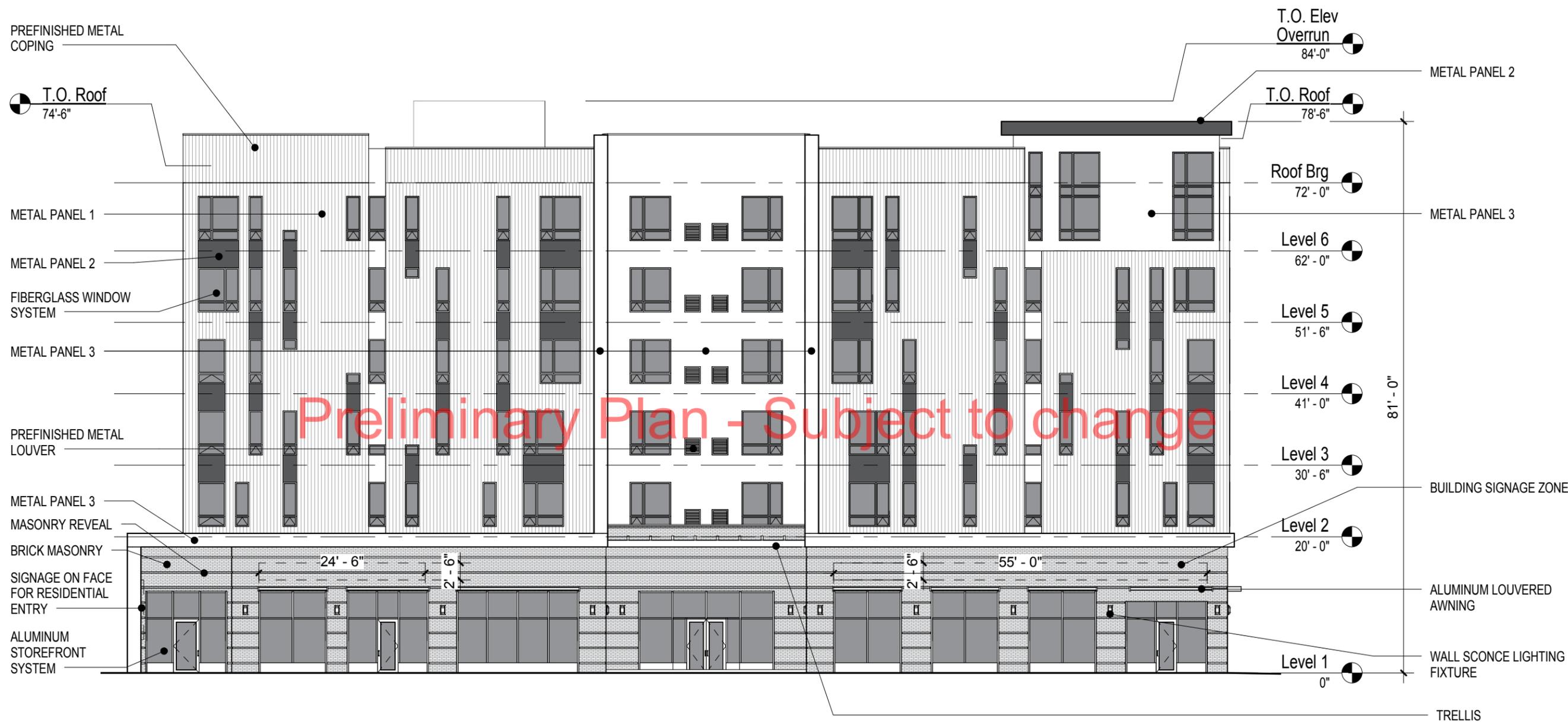
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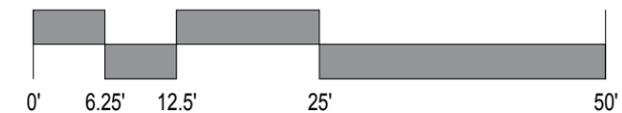


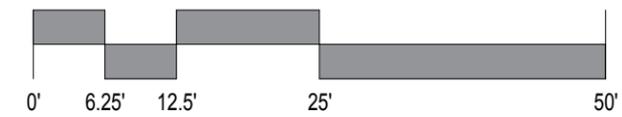


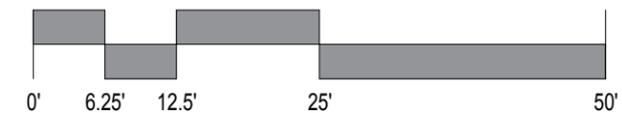
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NOTE: METAL PANEL 3 - JOINTS TO BE LOCATED AFTER FINAL SYSTEM IS DETERMINED

