

4Marq

Mortenson Development is proposing to redevelop an existing parking lot at 400 Marquette Ave into a luxury apartment high rise. The new development will consist of 262 market-rate apartments, 217 parking stalls, and approximately 2000 square feet of retail along Fourth Street. The building will have 30 levels and an overall height of approximately 302'-0".

The site is quite compact, totaling only 0.36 acres in area. The project will re-use existing foundation walls of the below-grade parking structure and locate parking on levels two through seven with access off Fourth Street. Retail space will occupy the majority of frontage off Fourth Street, and the residential entrance lobby will be located mid-block off of Marquette. Service access for trash, deliveries, and resident move-in will be accommodated off the alley to the south.

The proposed development will feature an outdoor pet exercise area, outdoor terraces at Level 8, and an extensive communal roof-top deck that is partially enclosed. Additional amenities include a 24-hour concierge, business center, management office, fitness center, pet grooming station, bicycle/tenant storage, and multi-purpose gathering rooms.

A modern grid of precast concrete panels will clad the exterior, with sections of anodized aluminum providing a playful accent. Each major volume of the program is expressed – the retail/lobby base firmly grounding the corner, the parking plinth offset above it, and the apartment tower hovering over them both. A double-layer, ribbed, perforated metal panel will clad the parking levels, providing an interesting composition of color, light, depth, and shadow.

Preliminary Plan - Subject to change





4Marq

400 MARQUETTE AVE S
MINNEAPOLIS, MN 55401



901 NORTH THIRD ST, SUITE 145
MINNEAPOLIS, MN 55401

612.455.3100

Preliminary Plan - Subject to change

DATE 04/17/2013
PROJECT # 12-0040
PHASE CotW

SITE LOCATION



G100



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OBLIQUE AERIAL
RENDERING

G101

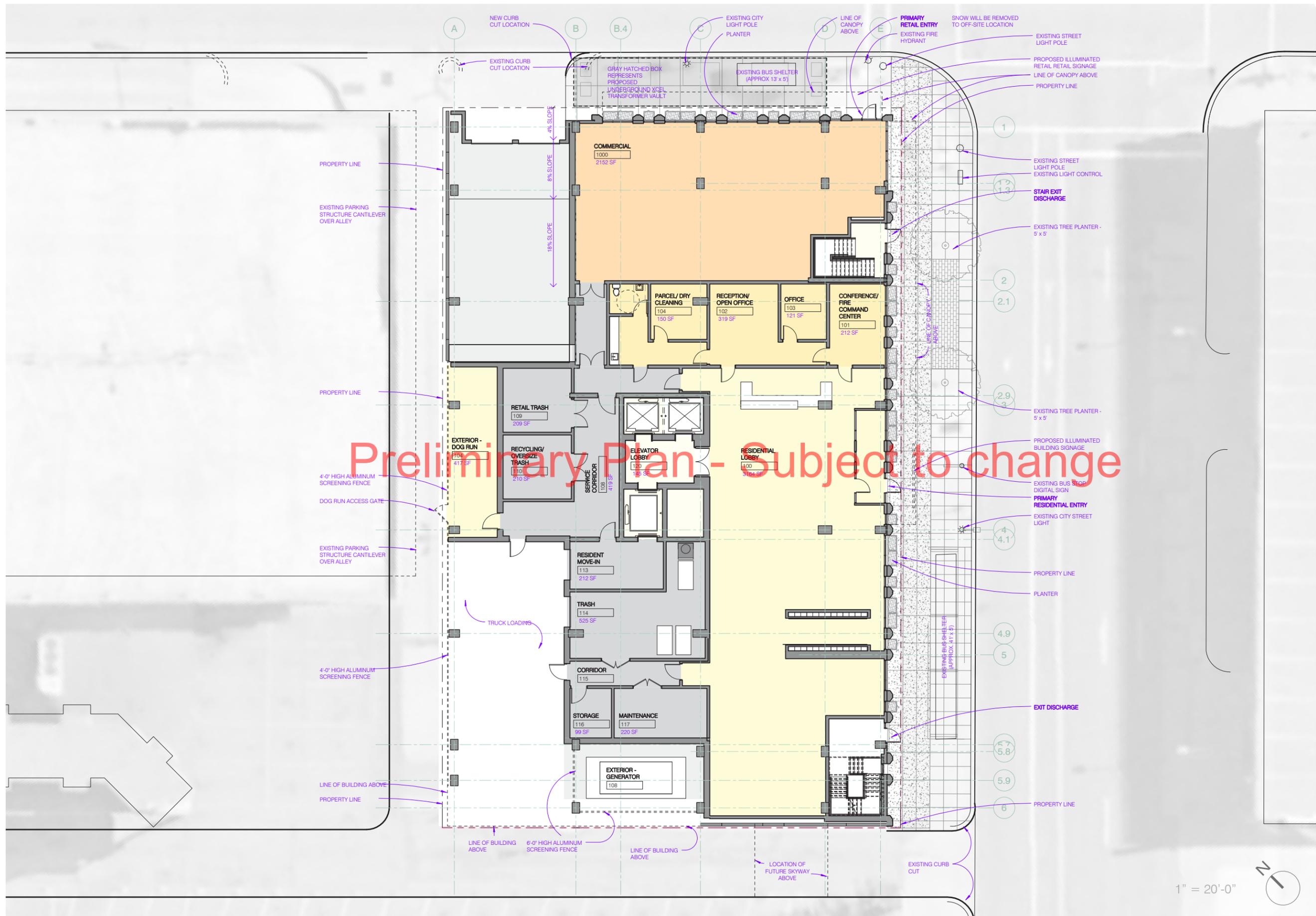


Preliminary Plan - Subject to change



1" = 20'-0"





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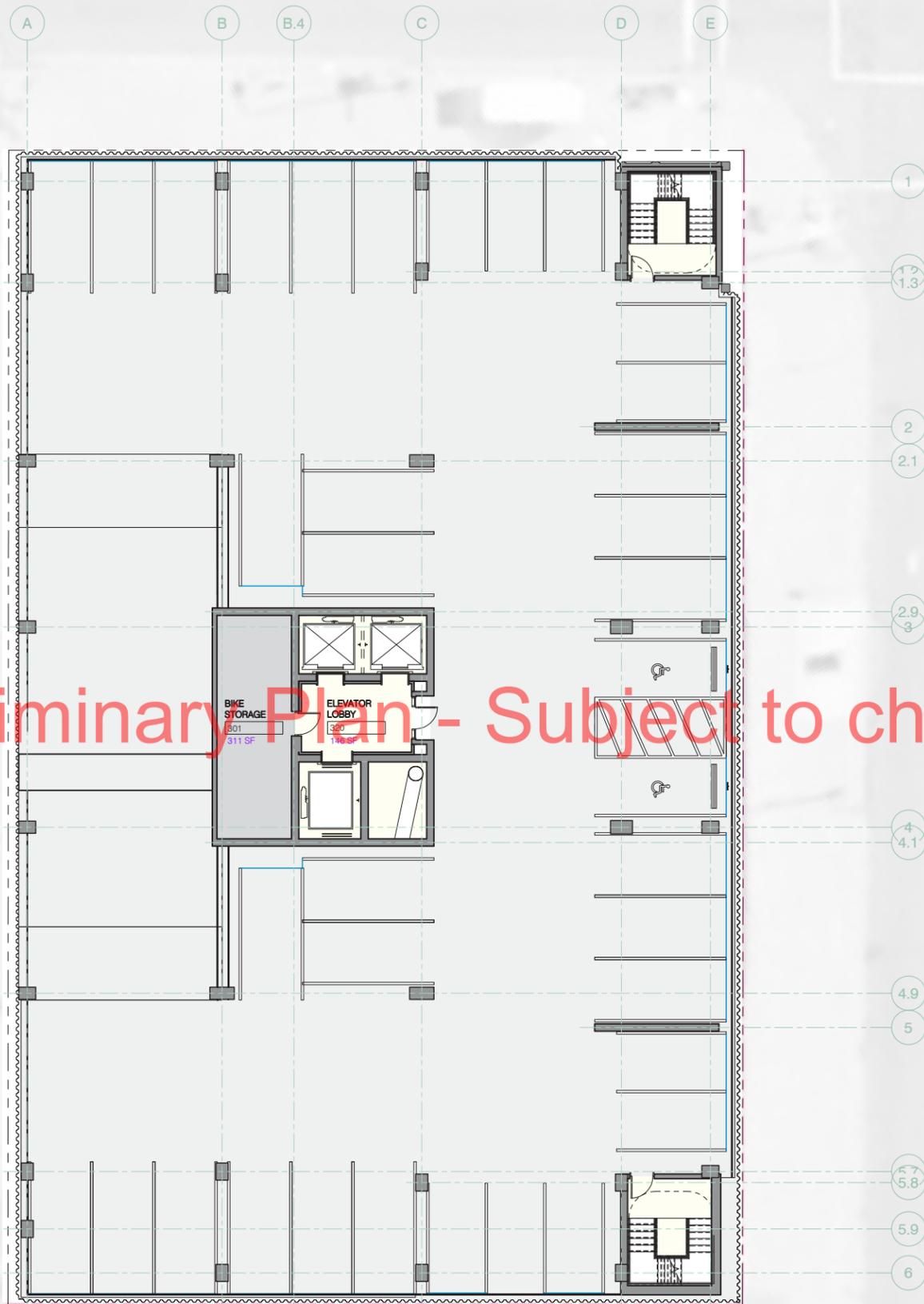
LEVEL 1
COMMERCIAL /
LOBBY

A101

1" = 20'-0"



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1" = 20'-0"



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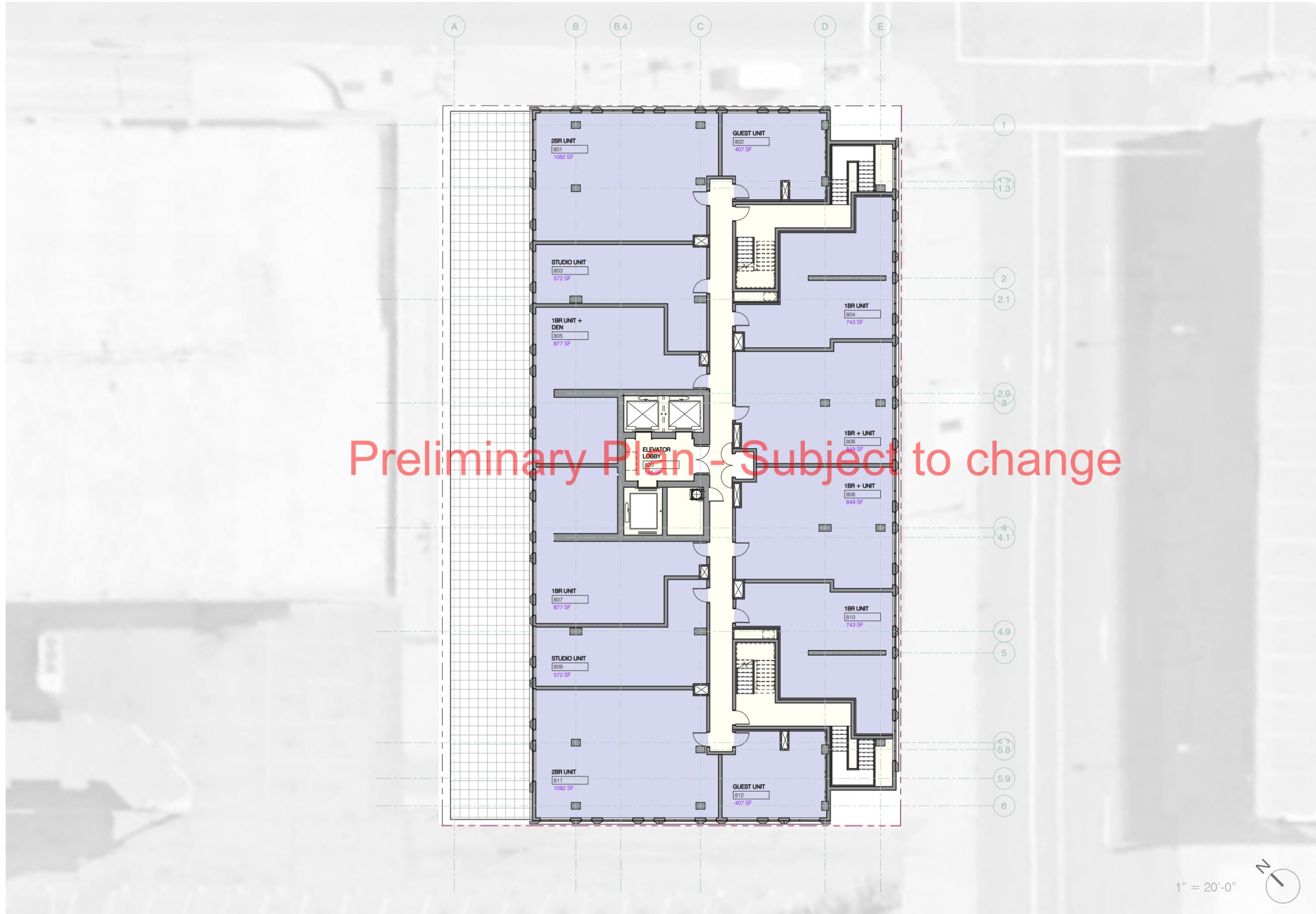
901 NORTH THIRD ST, SUITE 145
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LEVELS 2-7
TYPICAL PARKING

A102



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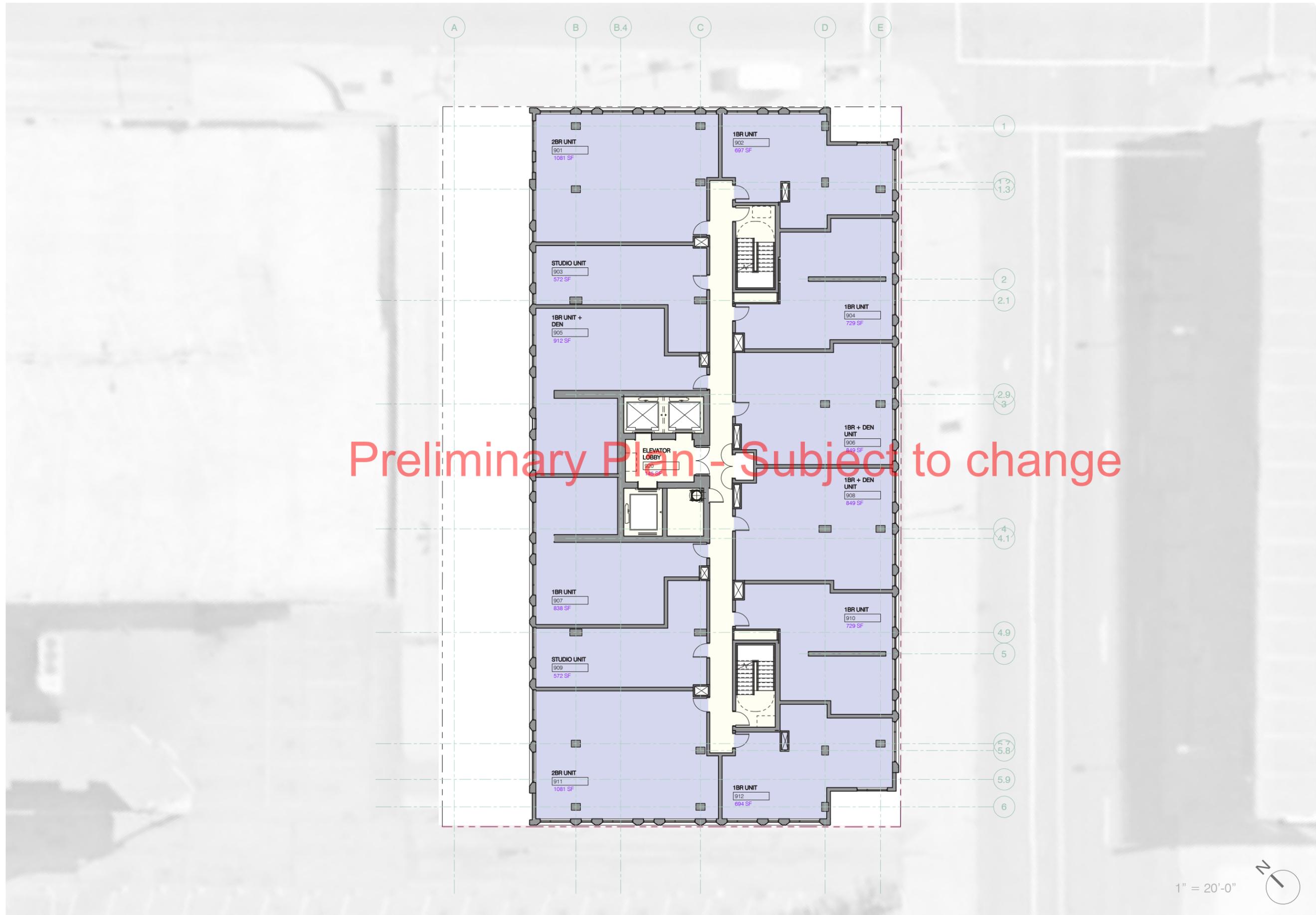
DATE 04/17/2013
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LEVEL 8
RESIDENTIAL /
STAIR TRANSITION

A103

1" = 20'-0"





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1" = 20'-0"



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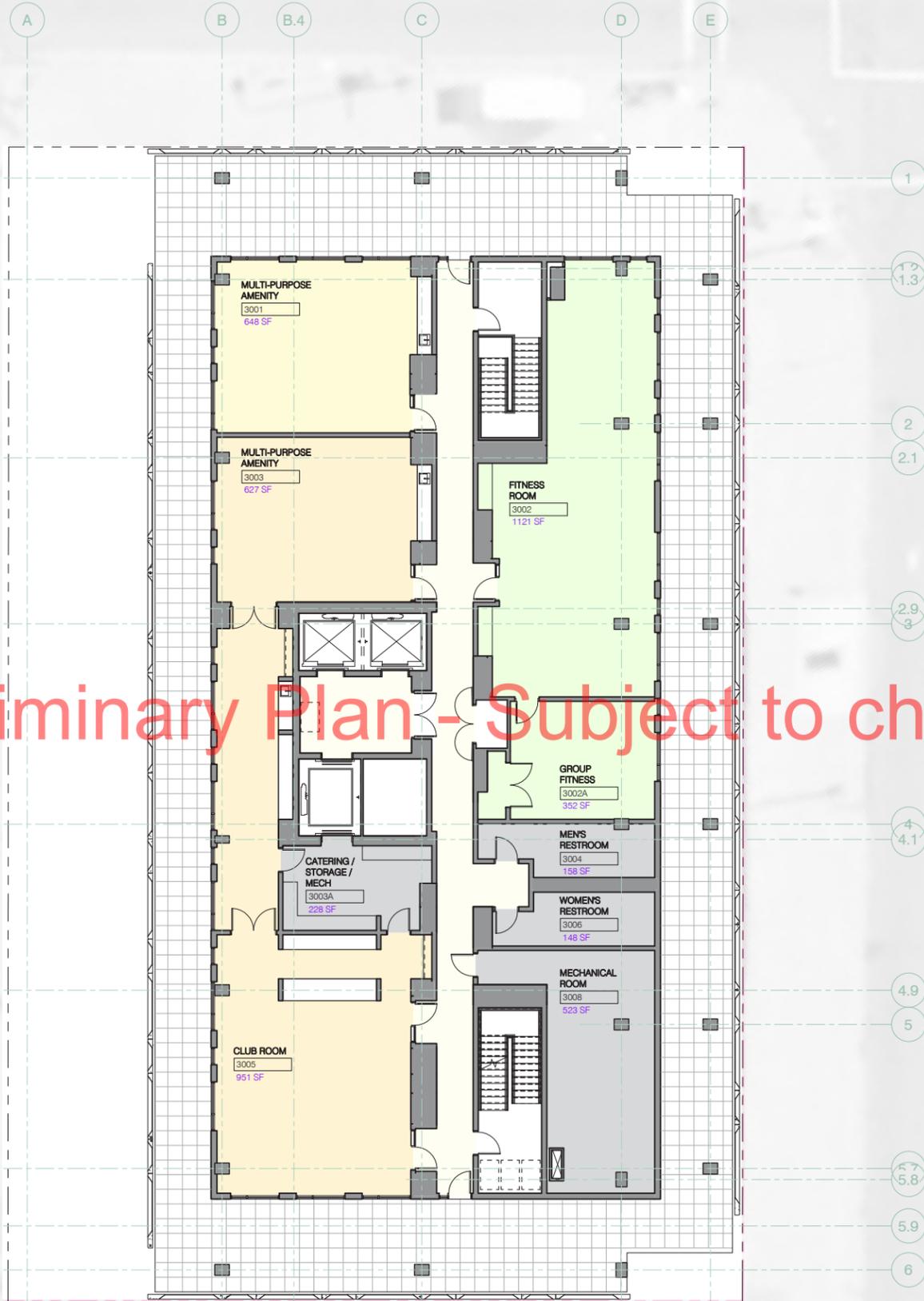
612.455.3100

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LEVELS 9-29
TYPICAL
RESIDENTIAL



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1" = 20'-0"



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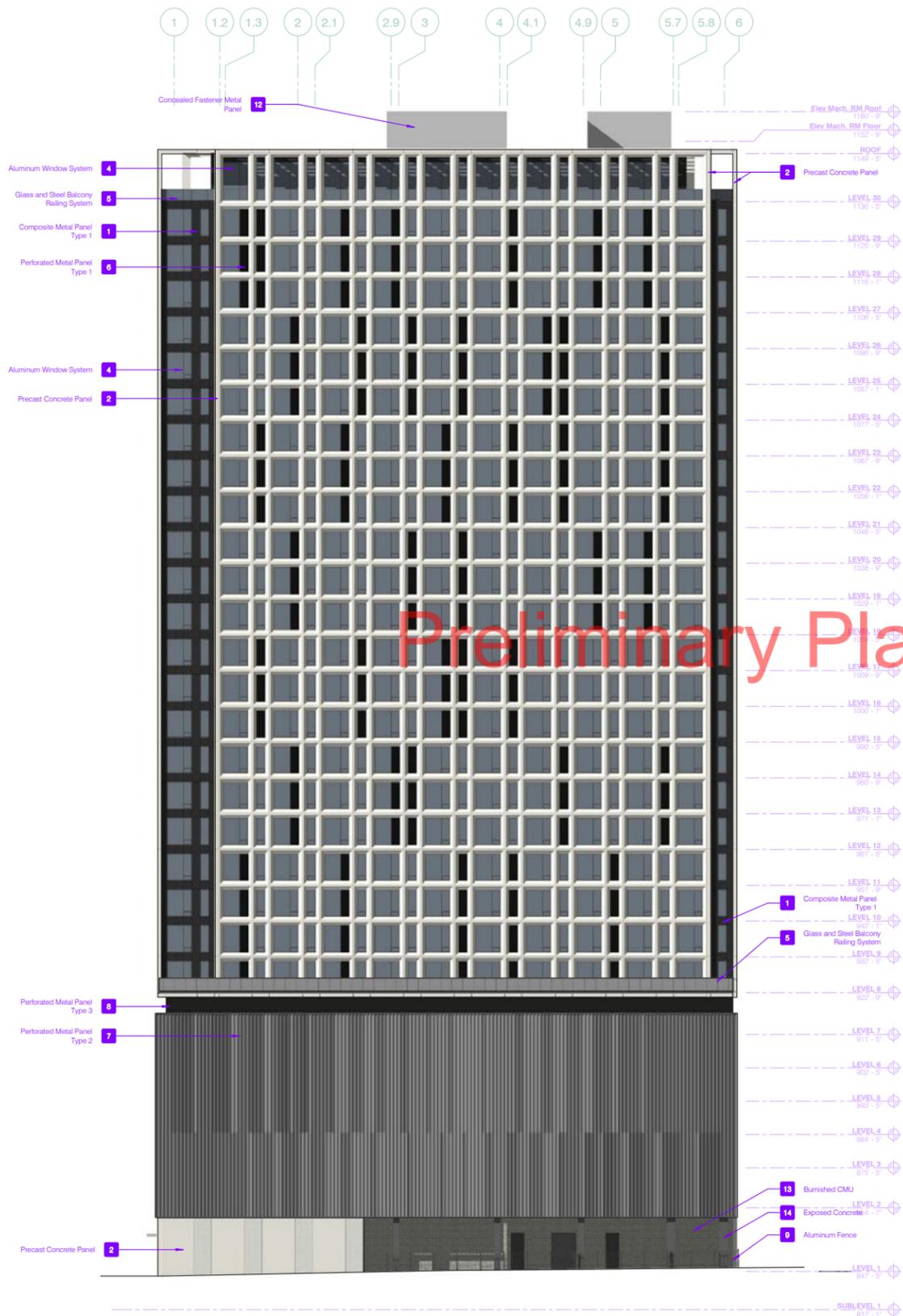
901 NORTH THIRD ST, SUITE 145
MINNEAPOLIS, MN 55401

612.455.3100

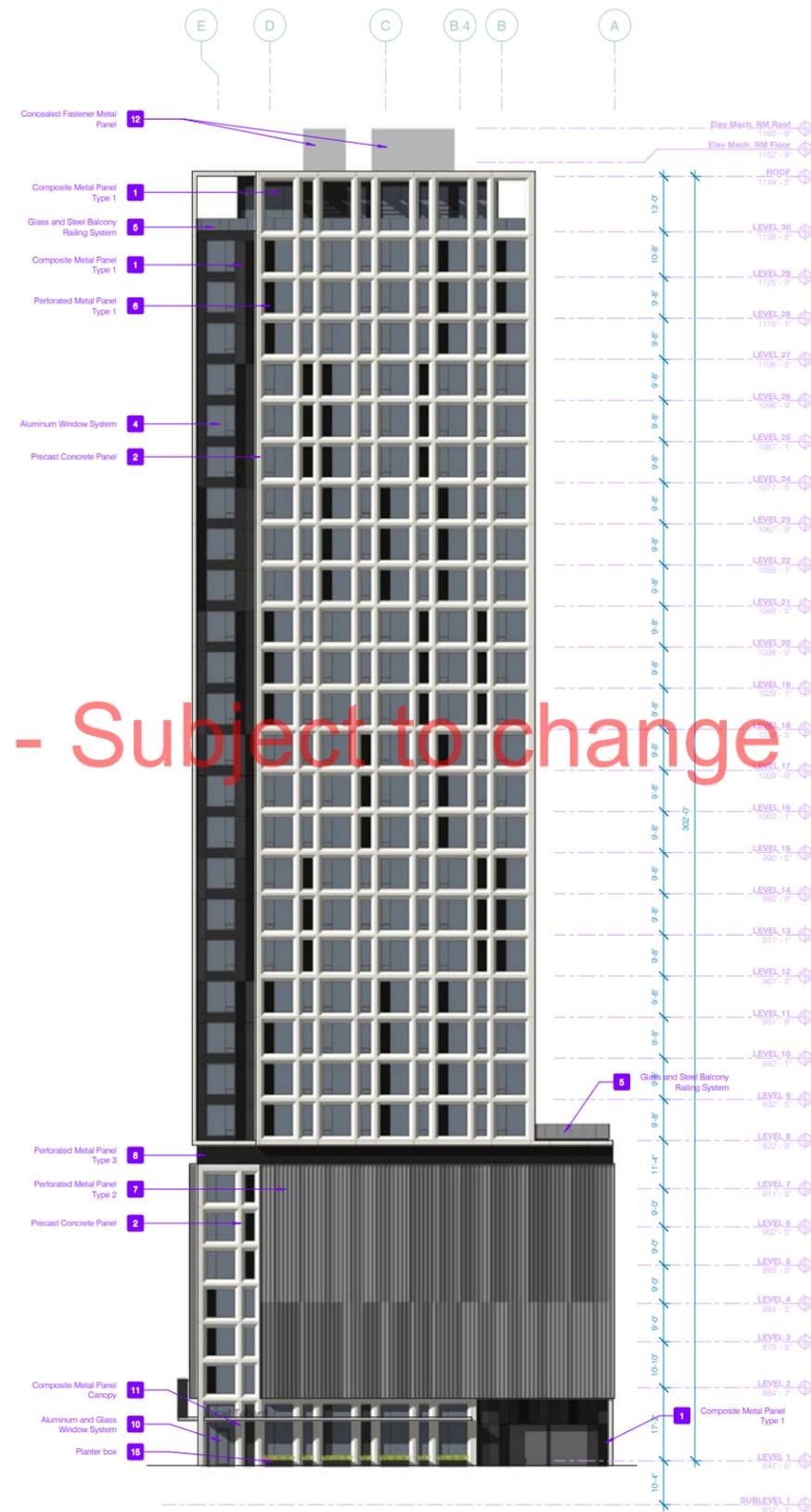
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LEVEL 30
AMENITY
ROOF DECK



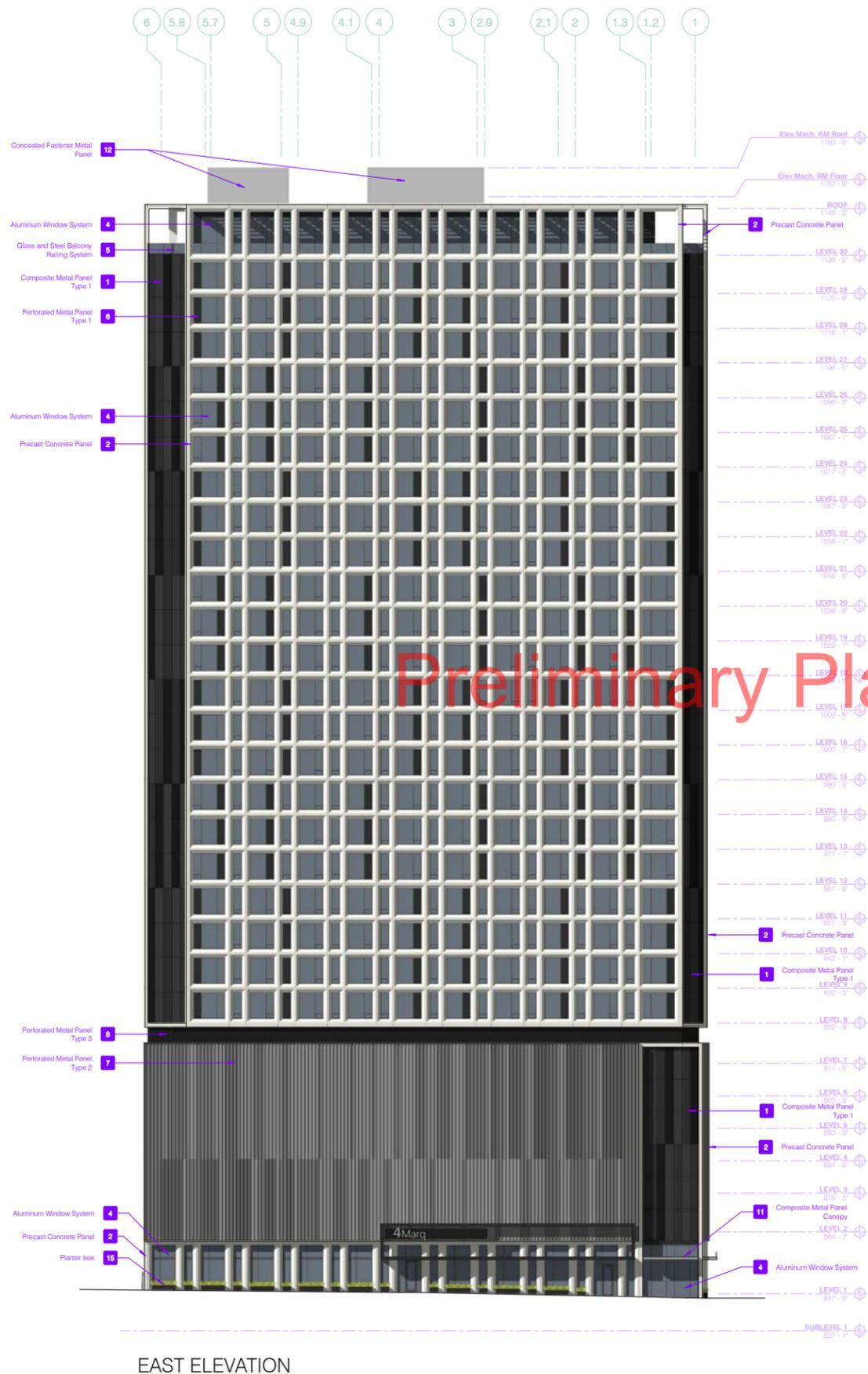


WEST ELEVATION

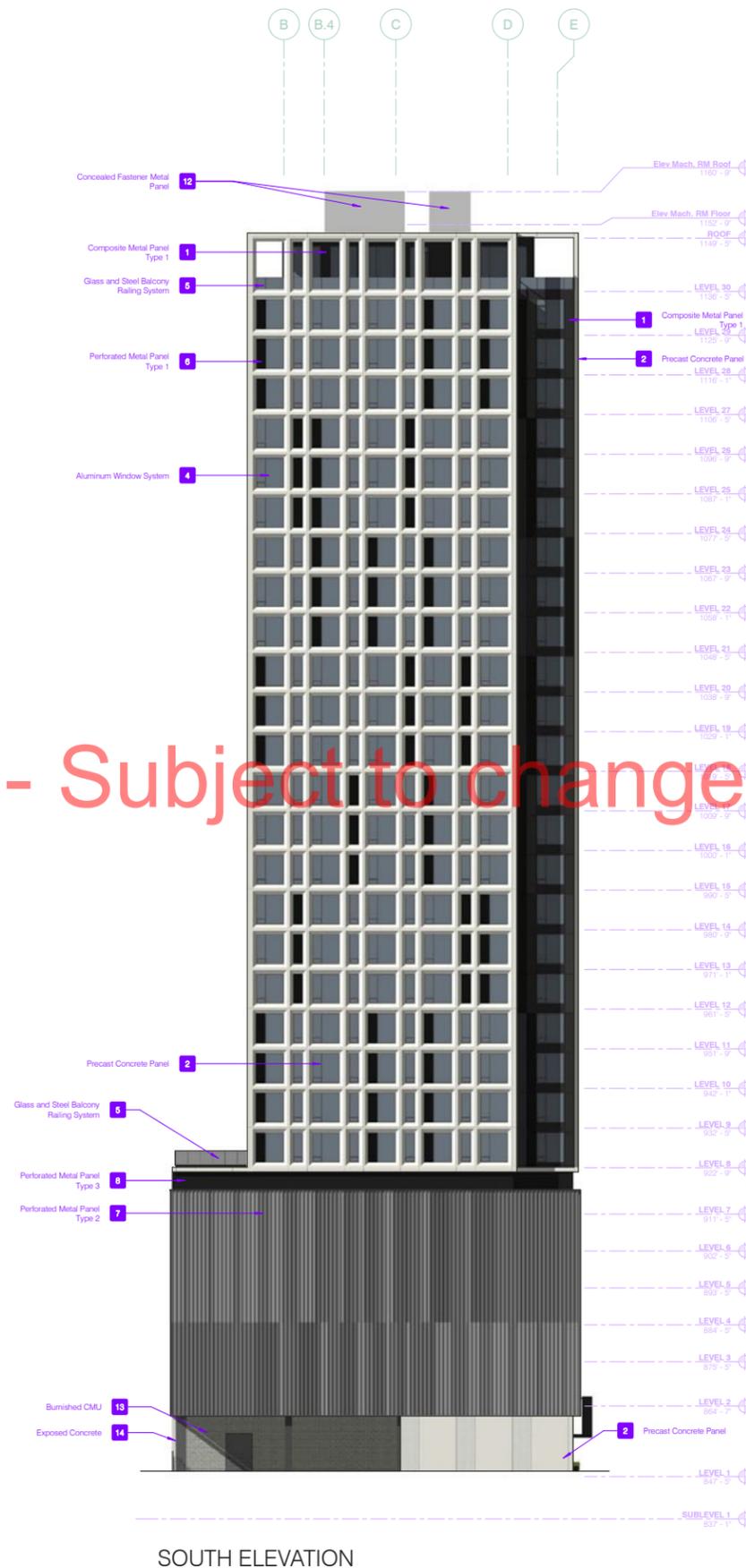


NORTH ELEVATION

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EAST ELEVATION



SOUTH ELEVATION

Preliminary Plan - Subject to change



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RENDERING FROM NORTHWEST CORNER



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EXTERIOR
RENDERING



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EXTERIOR
RENDERING

A304

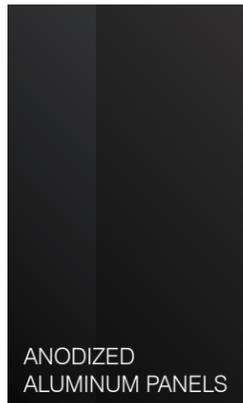
RENDERING AT BASE FROM NORTHEAST CORNER



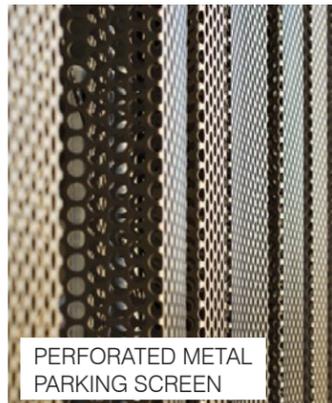
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PRECAST
CONCRETE PANEL



ANODIZED
ALUMINUM PANELS



PERFORATED METAL
PARKING SCREEN

