



MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: [Becca Farrar- Hughes](#), Senior City Planner, (612) 673-3594
DATE: December 4, 2014
SUBJECT: L&H Station – 2225 East Lake Street

The applicant is proposing to construct the first phase of a new multi-phase development that would result in the redevelopment of an approximate 6½-acre site adjacent to the LRT Station at Hiawatha and Lake Street. The site is currently occupied by a 3-story, 51,000 square foot Minneapolis Public School (MPS) classroom building, a fenced playground area and a 450 space surface parking lot. The parking spaces located east of 23rd Avenue extended are used as a Park and Ride lot established through a lease with the Metropolitan Council. In addition, the Midtown Farmer’s Market has operated on the northern portion of the parking lot abutting Lake Street. This development is anticipated to be developed in 4 separate phases over 10 years, and would provide at completion a total of 565 residential units, a 100,000 square foot office building, 16,075 square feet of commercial space, 840 off-street parking spaces and a public plaza/marketplace.

As proposed, the first phase of the development would be constructed on the surface parking area located directly west of the existing MPS building. Phase One would include 100,000 square feet of office space, 8,000 square feet of commercial space and a total of 125 residential units.

The office building would be fully occupied by Hennepin County Human Services and Public Health Department. The new building would be one of its six regional service hubs that are now being developed by the County that provides various services to county residents including assessments and program referrals. Clients would be able to apply for food support and medical assistance, address homelessness, deal with utility shut-offs, evictions and other emergencies, get support for seniors in their homes, learn about early childhood programs and programs for people with disabilities as well as programs geared towards improving mental health and eliminating chemical dependencies.

Approximately, 8,000 square feet of new retail space would be developed on both sides of the Hennepin County office building adjacent to the Lake Street frontage.

Phase One development would also include a 6-story, 125-unit residential building with a principal entrance off of 22nd Avenue and ground level townhomes adjacent to the internal private street.

As part of the first phase, a 434 space parking structure that includes two levels of below grade parking and one level of at grade parking that is covered by a green roof canopy, would be developed to serve the County’s regional service hub, the office, retail spaces and the residential building. During Phase One the County would also have use of the remaining surface spaces located directly south of Phase One.

During Phase One the Minneapolis Public Schools Adult Education program would continue to operate out of the existing building as its South Campus. The use of the parking spaces along the east edge of the site now leased or designated for Metropolitan Council's Park and Ride lot would terminate. The MPS Adult Education program would use these spaces in the interim, replacing the parking spaces lost by the development of Phase One.

The exterior materials proposed on the office building and retail spaces would primarily include metal, precast concrete and glass. On the residential building the exterior is composed of brick, metal panels and fiber cement board panels.

Formal land use applications have not been submitted to date as the applicant is currently in the process of completing a state mandated Environmental Assessment Worksheet (EAW) for the site. Preliminary Development Review must also be completed prior to the formal submittal. Based on a cursory review of the submitted plans, the following land use applications appear necessary:

- (1) Conditional Use Permit for a Planned Unit Development;
- (2) Site plan review;
- (3) Preliminary and Final Plat.

CPED Staff has concerns regarding the ground level treatment of the proposed building as follows:

- The renderings do not appear to match the elevations on the west elevation of the building and a significant portion of the west elevation appears to be inactive along 22nd Avenue South.
- The overall number of parking spaces provided seems somewhat high given the location of the site directly adjacent to a transit station. The volume of parking provided at the ground level results in negative impacts on the design of the ground level specifically on the east and west elevations. With this acknowledgement, the east elevation is expected to share a wall with another residential building as part of a future phase.
- The residential building appears to include elevations with more than 30% fiber cement board panels.

L&H Station Project Description

L&H Station master site plan will redevelop a 6½-acre site adjacent to the LRT Station at Hiawatha and Lake Street in Minneapolis. This phased, Transit Oriented Development will provide 565 housing units, a 100,000 sf office building and 16,075 sf of commercial space and a public plaza/marketplace served by 840 parking spaces.

L&H Station will be the redevelopment of a six and one half-acre site at the intersection of Lake Street and Hiawatha Avenue adjacent to the Lake Street/Midtown Blue Line LRT Station. This phased, Transit Oriented Development will incrementally construct 565 housing units, a 100,000 sf office building, up to 16,075 sf of retail and office retail space and a public plaza/pedestrian corridor/market square. The market square adjacent to the LRT station will also serve as the site of the Midtown Farmer's Market now operating on parking areas on site two days each week. The redevelopment will be served by up to 840 structured parking spaces replacing the 450 surface spaces now on the site.

The initiation of each element after those described in Phase One will be determined by the schedule of the relocation of the South Campus of the Adult Education Program by Minneapolis Public Schools and on market acceptance and conditions. Construction on the site will begin in 2015 and will continue periodically for up to 10 years.

Phase One (2015)

The first phase will be built on the surface parking area directly west of the present school building on the site. During Phase One, new office, retail and housing will be developed on the site. Hennepin County Human Services and Public Health Department will occupy the new office building. It will be one of its six regional service hubs now being developed by the County. It will be an active building. In these hubs county residents can receive assessments and referrals, and based on their individual or family needs clients could be connected to a number of programs to help them. Clients will be able to but not be limited to: applying for food support, for Medical Assistance, addressing homelessness, dealing with utility shut-offs, evictions and other emergencies, get support for seniors in their homes, learn about early childhood programs, and programs for people with disabilities and improve mental health or chemical health

In Phase One 8,000 sf of new retail space will be developed on either side of the Hennepin County office building on the Lake Street frontage of the site. The Phase One development will also include a 6-story, 125 unit residential building. The main entrance for the housing will be from 22nd Avenue and ground level townhomes adjacent to the internal private street will screen the at-grade parking.

Between the office and residential buildings a 434 space parking structure with two levels below grade and with one level at the grade covered by a green roof canopy, will be developed to serve the County's regional service hub, the retail spaces and the residential building. During Phase One the County will also have use of remaining surface spaces located directly south of Phase One. Parking for the housing will be a combination of designated stalls as well as share stalls that will not be used by County staff during nights and weekends. County parking stalls at grade level will also be made available to Farmers' Market visitors on weekends and selected evenings.

During Phase One the Minneapolis Public Schools Adult Education program will continue to use the existing building as its South Campus. The use of the parking spaces along the east edge of the site now leased or designated for the Park and Ride lot will cease. The MPS Adult Education program will use these spaces, replacing the parking spaces lost by the development of the Phase One site.

Subsequent Phases (2017 – 2025)

The construction on the remainder of the site will begin when the Minneapolis Public Schools completes its relocation of the Adult Education program to a new site allowing the present site to be vacated. A potential new site has been identified but assembly and construction may require three to eight years to complete. The demolition of this 51,000 sf classroom building constructed in 1986 will be the only demolition required for this project.

Future development will provide a new public space, the Market Square, with permanent facilities for the Midtown Farmer's Market a platform for programming other public events along the east side of the site. The Square will provide a high level of amenity, activation and connection at the Lake Street/Midtown LRT station for visitors to the County's Regional Services hub, for the other businesses and services in the redevelopment, for destinations in the district beyond L&H Station and for nearby residents.

The additional 8,075 sf proposed commercial space would be located along the edge of the Market Square. The multiple new residential buildings on the site will have a total of 440 housing units served by 399 parking spaces.

Hennepin County is in discussion with the Metropolitan Council to allow the triangle-shaped parcel on the east edge of the site to be included into the development of the Market Square public space.

Two existing residences, 3029 and 3055 22nd Avenue S, located in the southwest corner of the site are not included in the County's purchase of the site from Minneapolis Public Schools but are designated for redevelopment. The owners of these parcels will be contacted for purchase of their parcels when appropriate as the redevelopment proceeds.

PLANNED UNIT DEVELOPMENT APPLICATION WORKSHEETS

In the table below, identify the requested alternative(s) and determine the minimum points required.

Authorized alternatives		Mark an 'X' next to the requested alternative(s)	Points required for the requested alternative
Placement and number of principal residential structures.	To allow more than one (1) principal residential structure to be placed on one (1) platted or recorded lot.	X	5
	Building placement requirements in the PO Pedestrian Oriented Overlay District, except where to allow parking between the principal structure and the front or corner side lot line.		5
Bulk regulations.	To increase the maximum gross floor area ratio by not more than twenty (20) percent.		5
	To increase the maximum height of structures.	X	5
Lot area requirements.	Reductions in the area of individual lots within the planned unit development from the required lot area of the zoning district.		5
	A density bonus to increase the maximum number of dwelling units by not more than twenty (20) percent.		5
Yards.	A reduction or elimination of required yards within the planned unit development.	X	5
	A reduction or elimination of required yards along the periphery of the planned unit development, except along property lines abutting a side or rear lot line of a residential district or property lines abutting a side or rear lot line of a structure used for permitted or conditional residential purposes.		5
On-premise signs.	Sign standards.		5
Off-street parking and loading.	Minimum and maximum amount of required off-street parking and loading.		5
	Minimum amount of required bicycle parking.		5
	Minimum width of parking aisles.		5
	Minimum and maximum width of driveways.		5
Amenity(ies) required by section 527.120(1)		X	10
Add points required for each requested alternative to determine total points required. Enter total at right in the space provided.			25

PLANNED UNIT DEVELOPMENT APPLICATION WORKSHEETS

In the table below, identify the proposed amenity(ies) and determine the amount of points proposed. An amenity(ies) used to qualify for a density bonus in any zoning district, a floor area ratio premium in the Downtown Districts, or any other amenity in Table 527-1 cannot be counted as an amenity for a requested alternative. No points are awarded for amenities that do not meet all of the standards required in Table 527-1, unless otherwise authorized by the city planning commission.

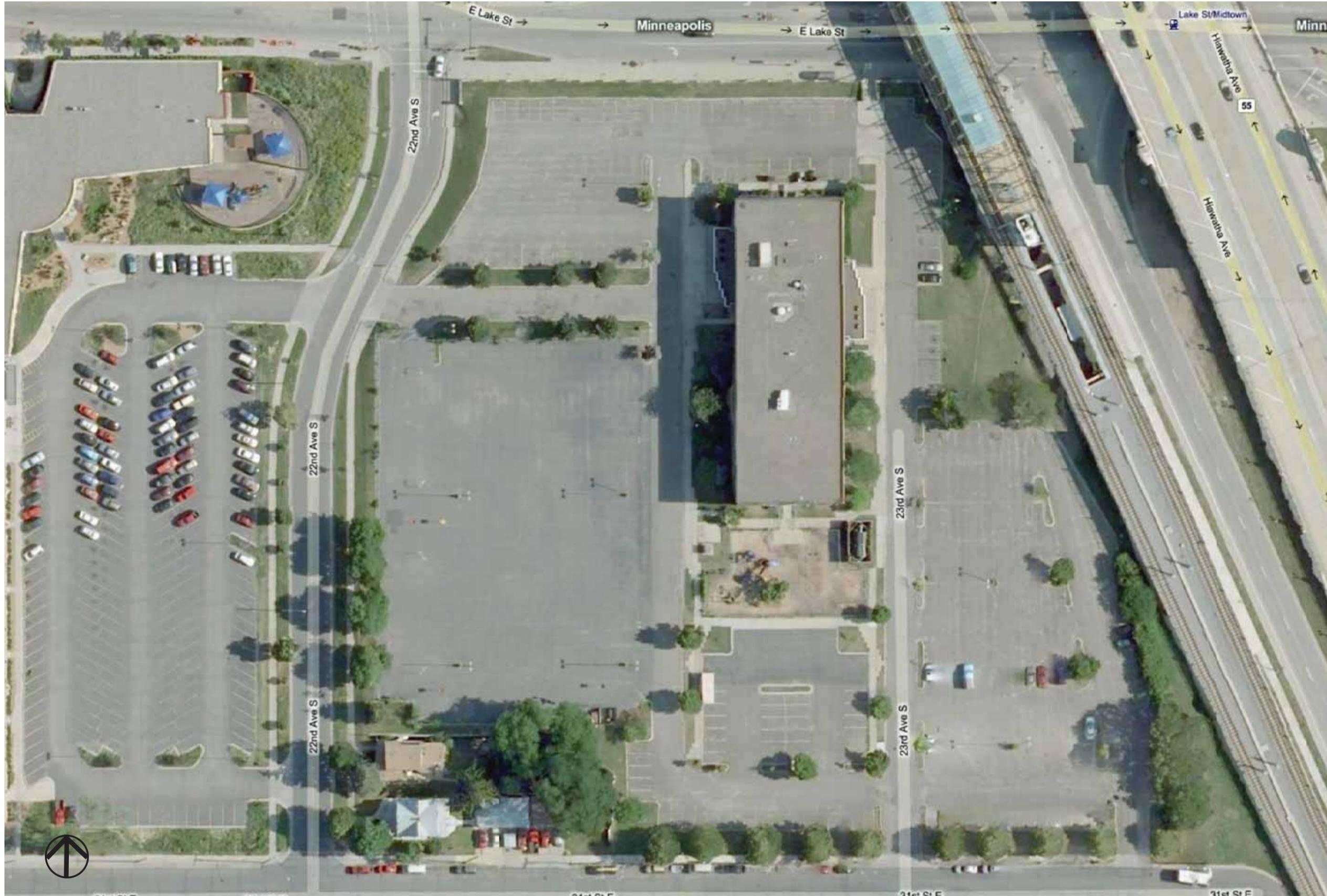
Amenity	Mark an 'X' next to the proposed amenity(ies)	Points
Active liner uses as part of a parking garage	X	10
Green roof		10
Historic preservation		10
Leadership in Energy and Environmental Design (LEED)		10
Minnesota Sustainable Building Guidelines (B3-MSBG)	X (OFFICE)	10
Public right-of-way dedication		10
Underground parking		10
Conservation of the built environment		5
Garden(s) or on-site food production		5
On-site renewable energy	X	5
Outdoor open space		5
Outdoor children's play area		5
Plaza	X	5
Art feature		3
Decorative or pervious surface for on-site parking and loading areas, drives, driveways and walkways.		3
Energy efficiency		3
Living wall system		3
Natural features		3
Pedestrian improvements	X	3

Reflective Roof		3
Shared bicycles		3
Shared vehicles		3
Decorative fencing		1
Enhanced exterior lighting	X	1
Enhanced landscaping	X	1
Enhanced stormwater management	X	1
Heated drives or sidewalks		1
Pet exercise area		1
Recycling storage area	X	1
Tree islands		1
Water feature		1
Amenities proposed by the applicant or others:		5
Amenities that significantly exceed standards: Plaza	X	5
Add points for each proposed alternative to determine total points proposed. at right in the space provided.	Enter total	42

Area Context

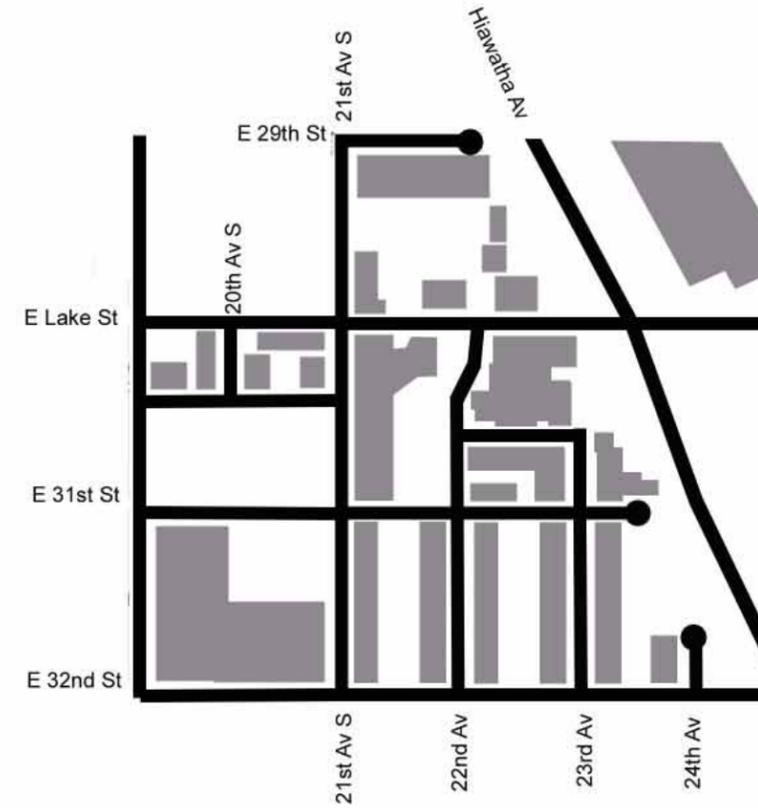
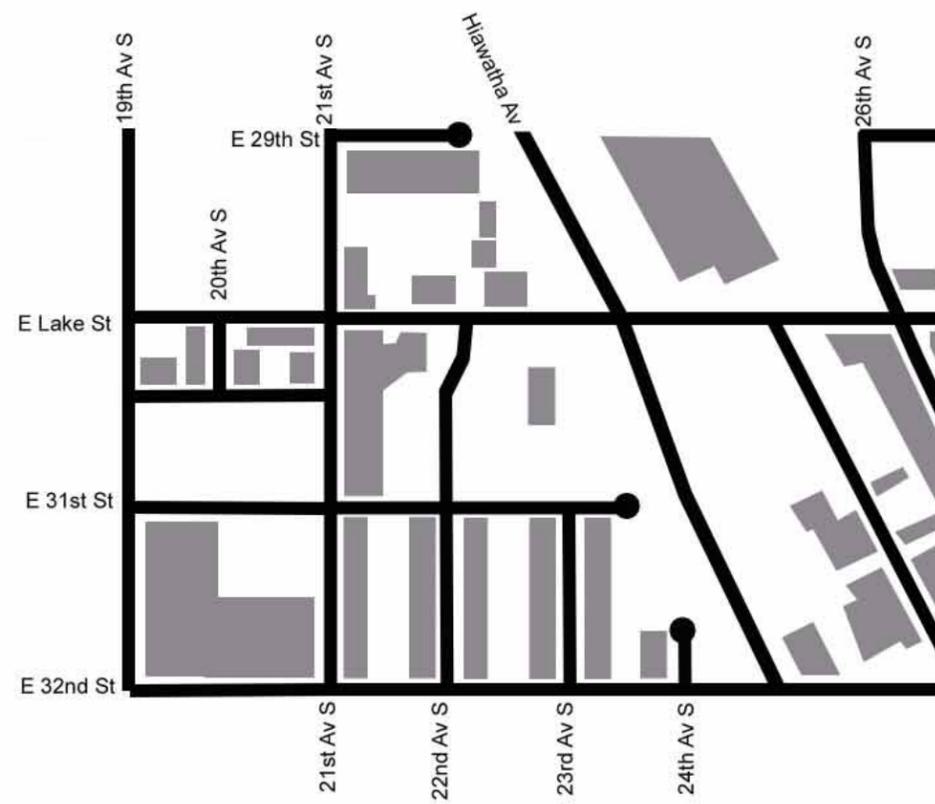
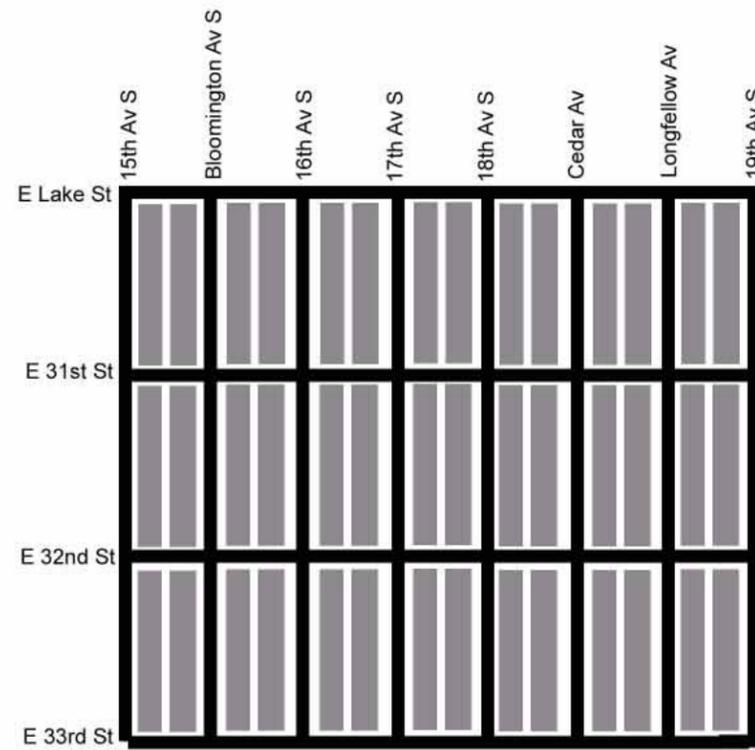


Existing Site Conditions



COW Submittal
November 24, 2014

L & H Location: Context and Urban Fabric



L & H Master Plan - Public Realm Diagram



Overall Master Plan

YWCA

RETAIL PLAZA
848' ±

E. LAKE STREET

PRIMARY BLDG ENTRY

842' ±

RETAIL

HENNEPIN COUNTY OFFICE BUILDING

RETAIL

TRANSIT PLAZA

79'

5-STORY - 78'-6" TALL

844' ±

BIKE/
UTILITIES
BLDG

PARKING RAMP
W/ GREEN ROOF
(AT GRADE, OPEN TO PLAZA)

HOUSING
(80 DU)
6-STORY - 75'

MARKET PLAZA

COMBINED
BIKE/PED TRAIL
16' WIDE

HOUSING (100 DU)
6-STORY - 75'

EXISTING
SURFACE
PARKING

URBAN
GARDEN
PLOTS ON
BUILDING
ROOFS

22ND AVENUE SOUTH

850' ±

PRIVATE STREET/WOONERF

HOUSING (175 DU)
6-STORY - 65'

23RD AVENUE SOUTH

HOUSING
(125 DU)
6-STORY - 65'

GREEN
ROOF

4-STORY - 45'

4-STORY - 45'

HOUSING (30 DU)
4-STORY - 45'



1:60

855' ±

852' ±

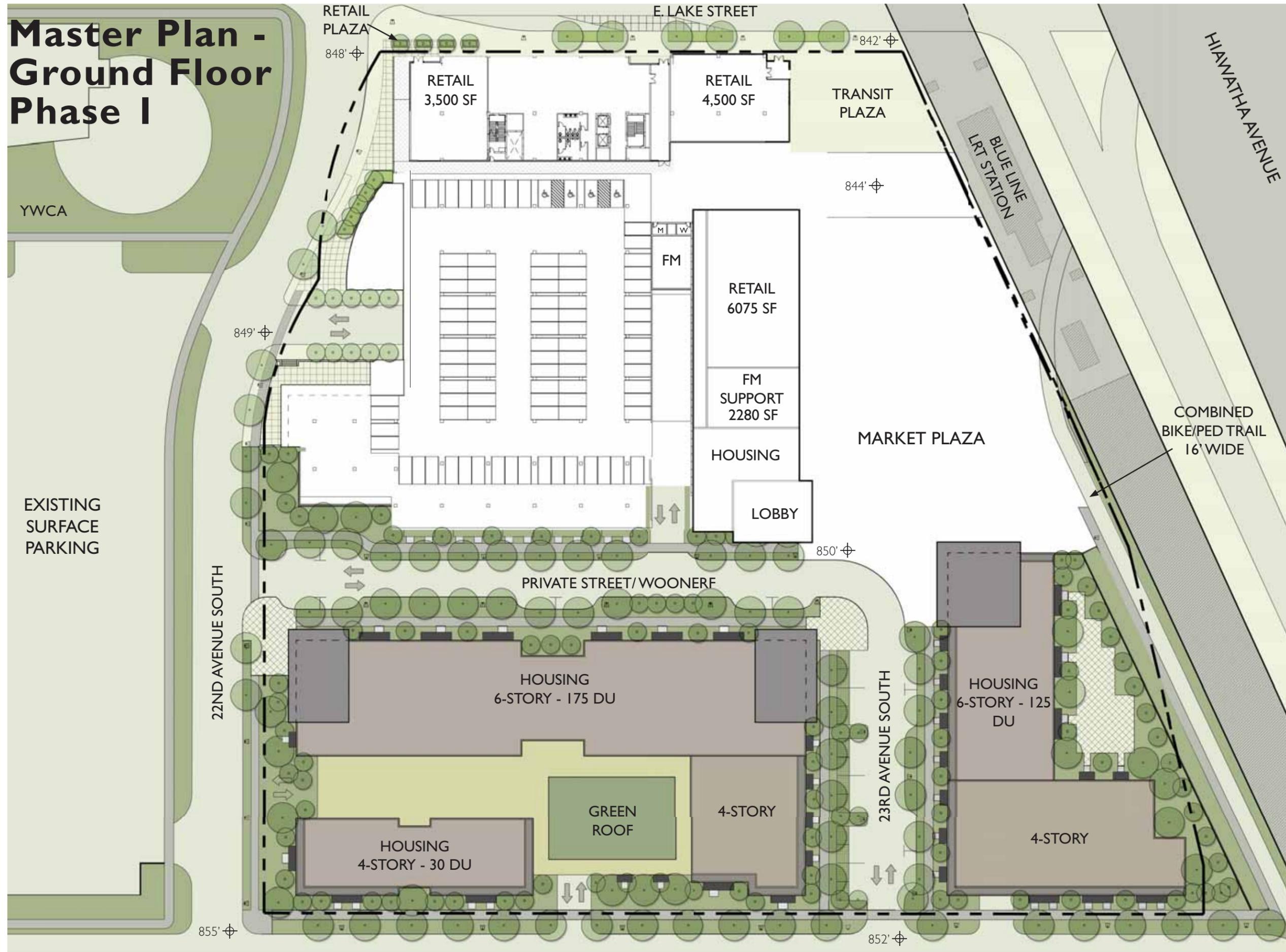
HIWATHA AVENUE

BLUE LINE
LRT STATION



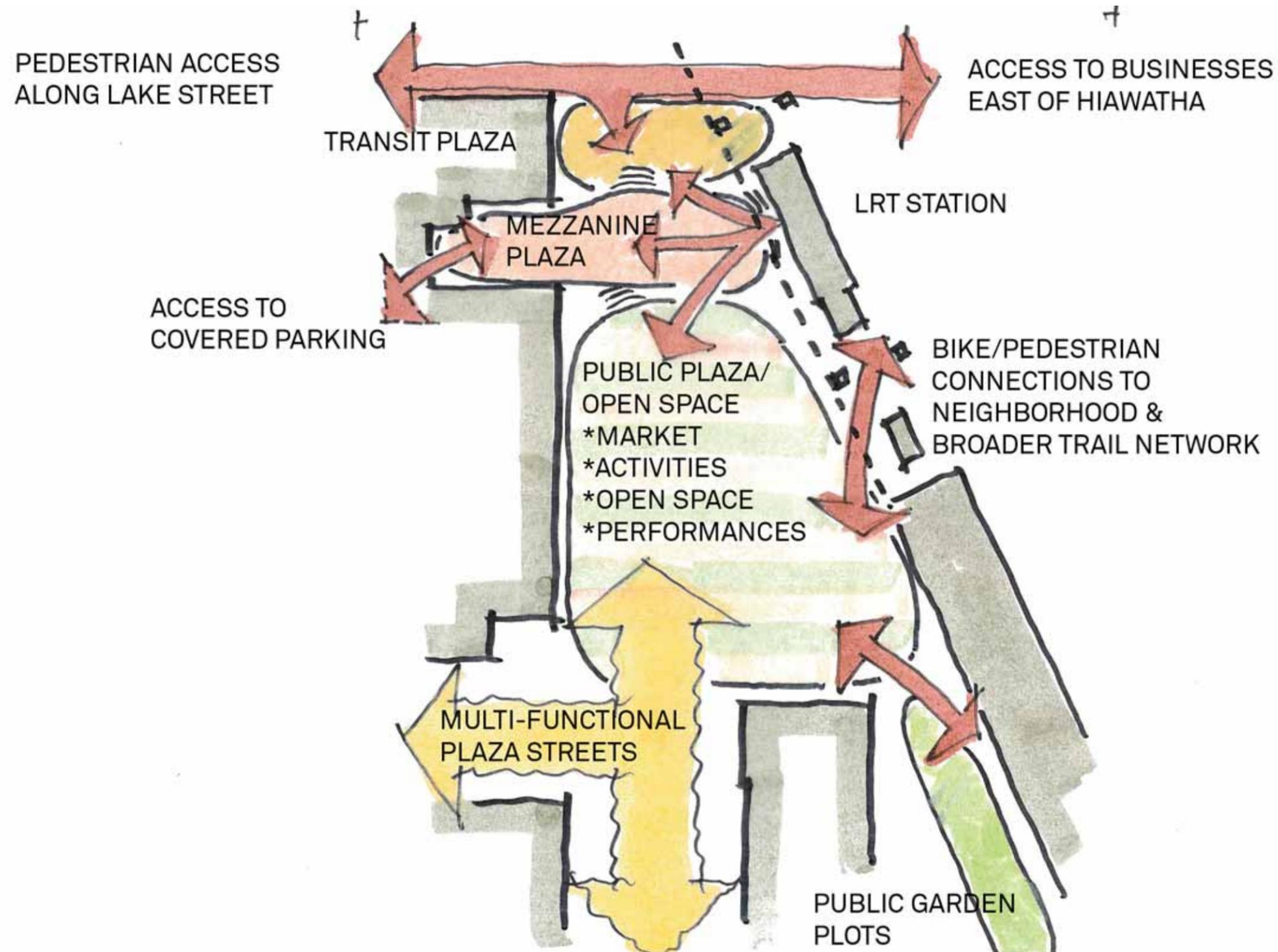
COW Submittal
November 24, 2014

Master Plan - Ground Floor Phase I

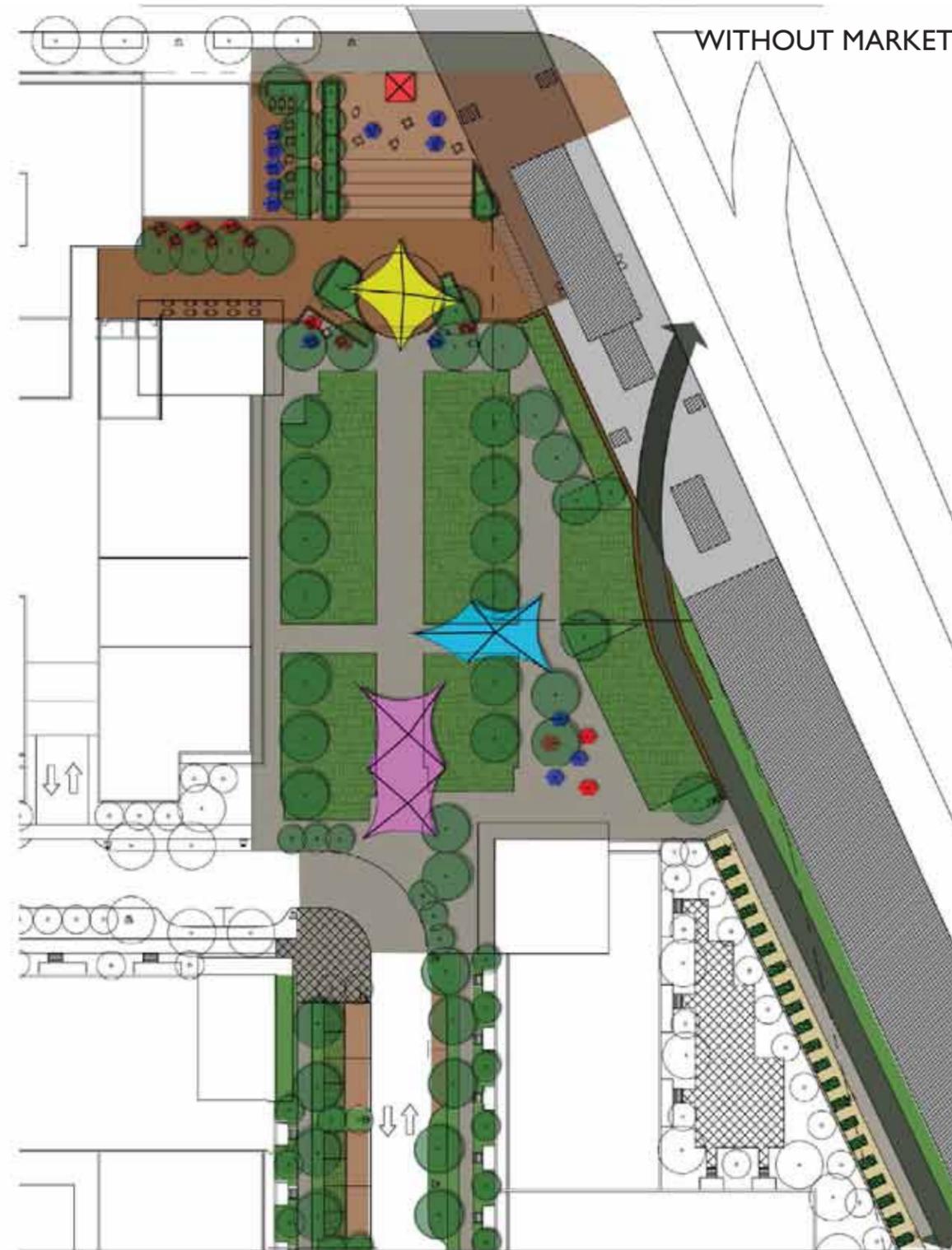
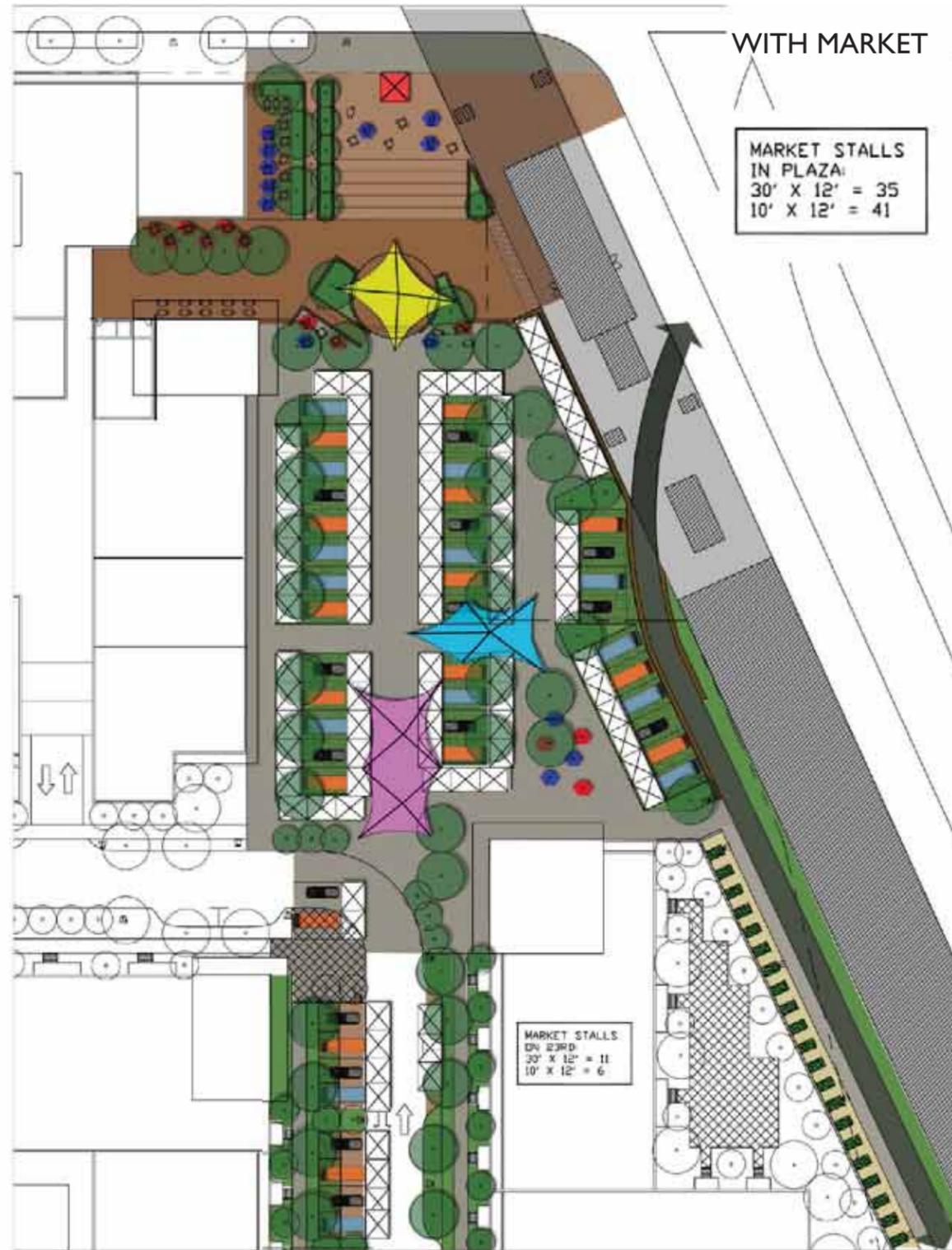


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November 24, 2014

Plaza Programming Concepts



Plaza Concept A

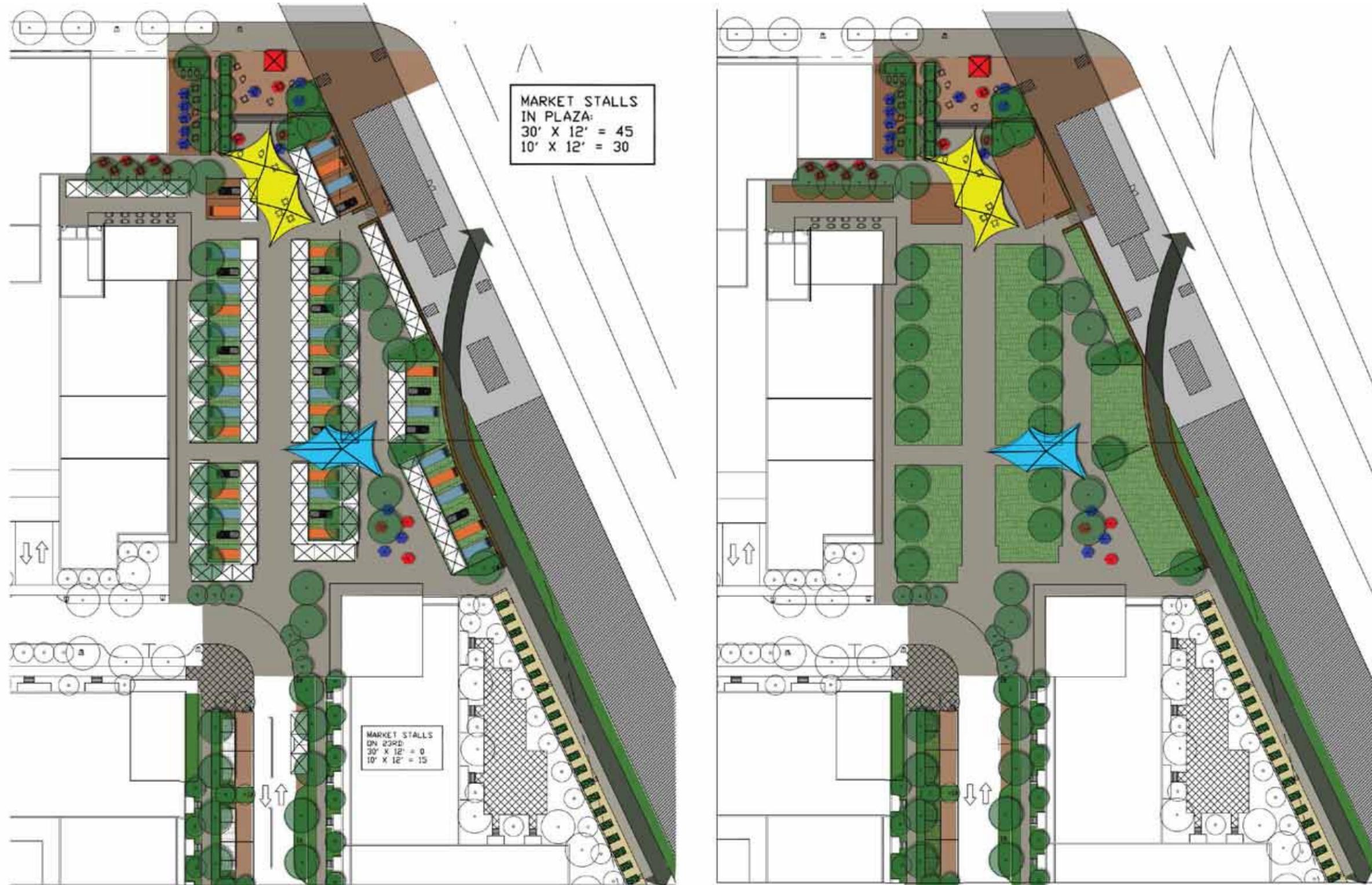


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November 24, 2014



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Plaza Concept B

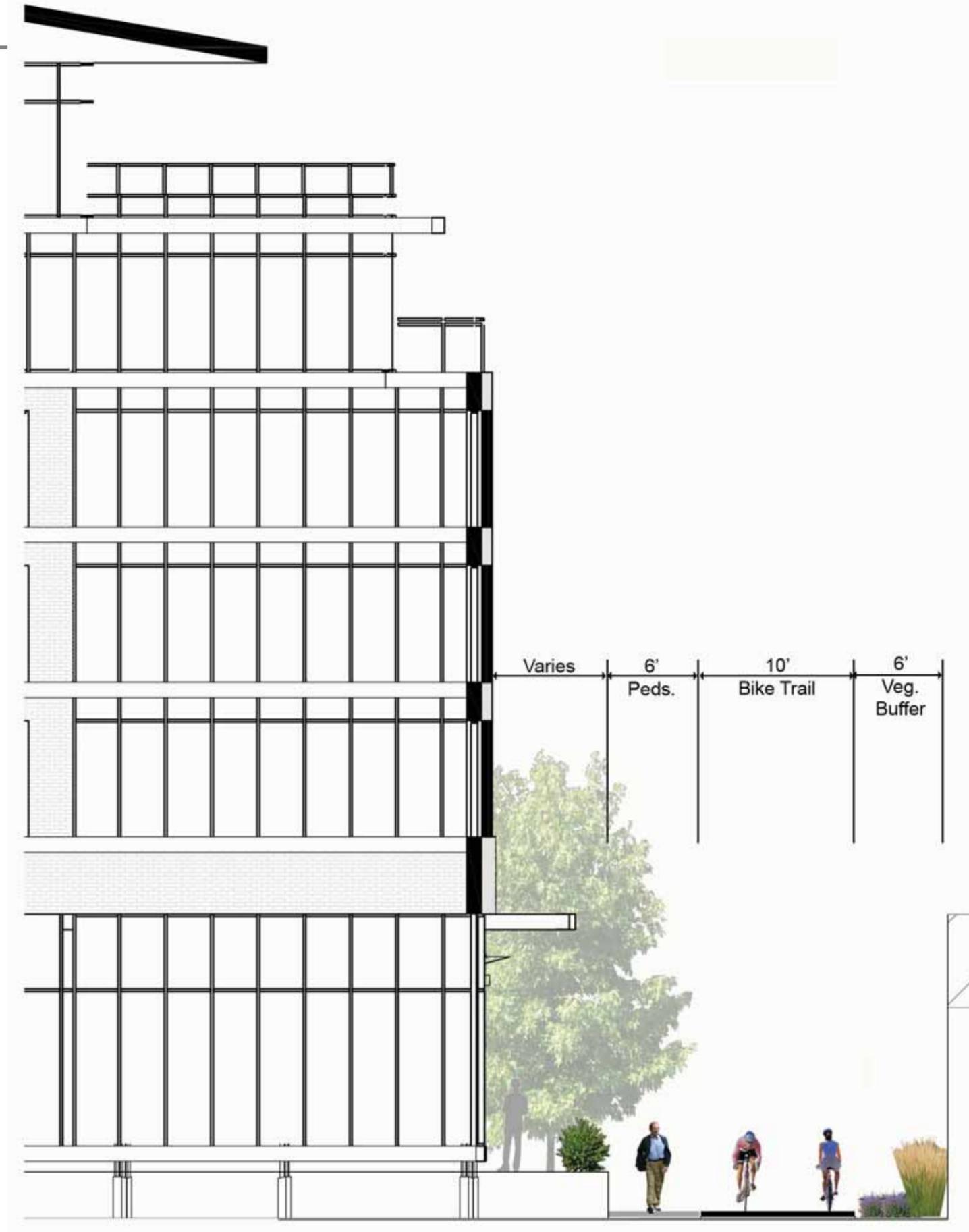
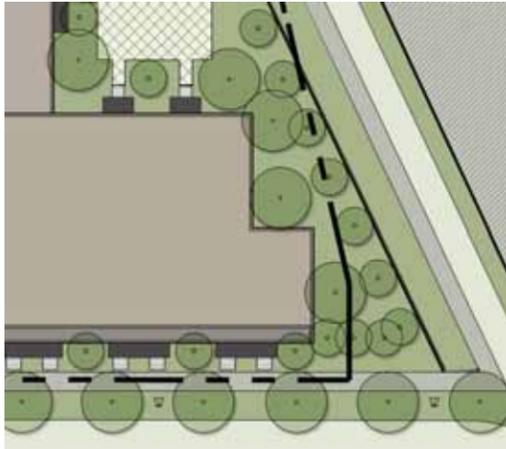


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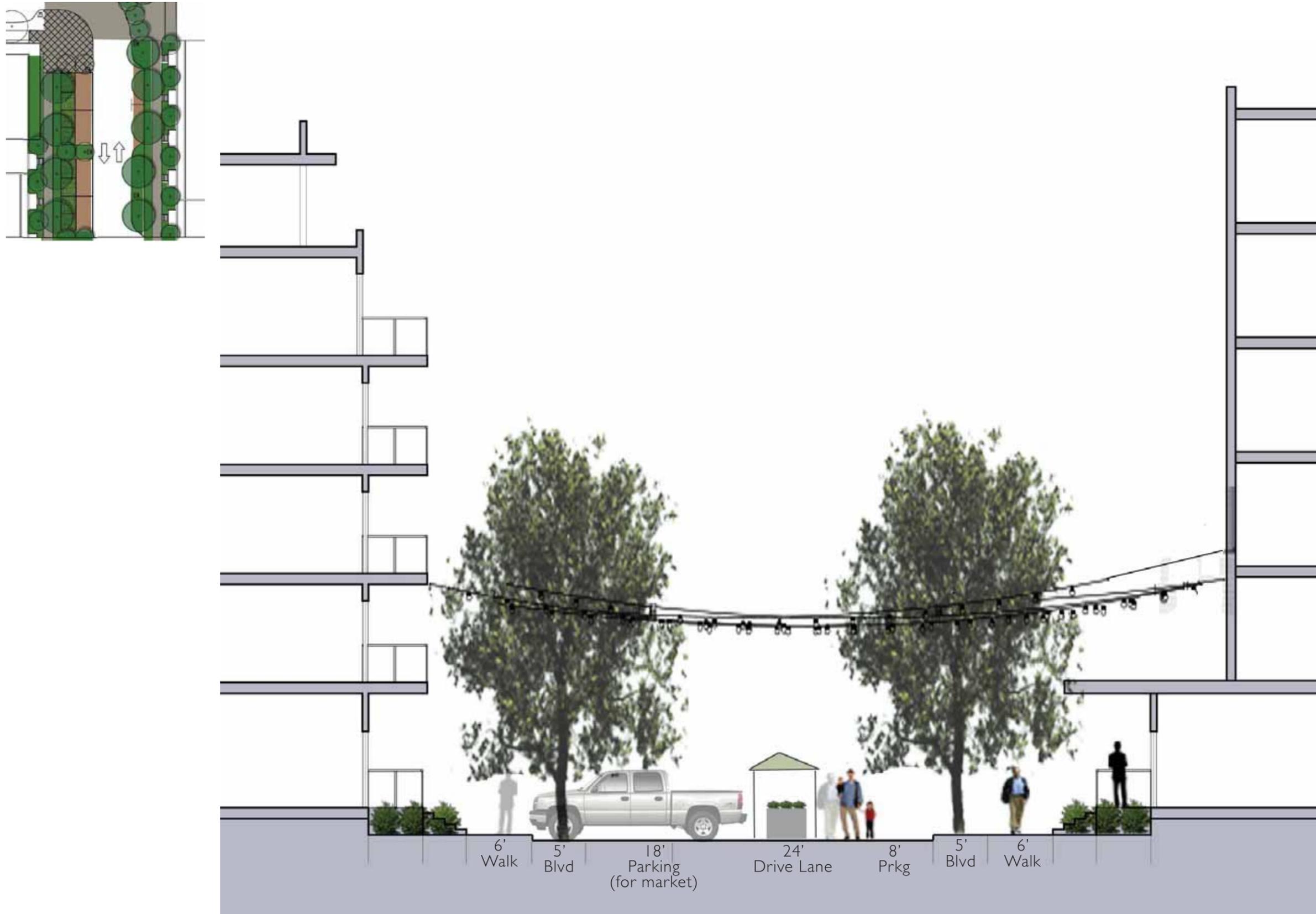


COW Subtital
November 24, 2014

Bike Trail Section



Private Street Section

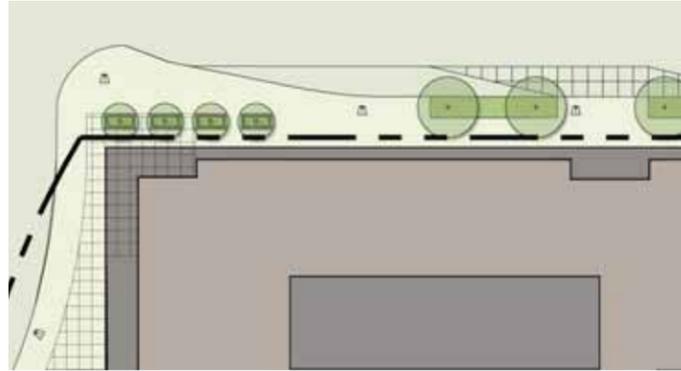


COW Subtital
November 24, 2014

Plaza Sections



Lake Street Section



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PROJECT TITLE
S. MINNEAPOLIS
REGIONAL
SERVICE CENTER

KEY PLAN

ISSUE #	DATE	DESCRIPTION
1	11/18/2014	SD SUBMITTAL

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CONSTRUCTION**

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 Architect under the laws of the State of Minnesota

License Number	Date
DATE	11/26/2014
DRAWN BY	TMB/STH
CHECKED BY	JAH
COMMISSION NUMBER	1785.02

SHEET TITLE

SITE PLAN

SHEET NUMBER

A010

SITE PLAN KEYNOTES

S01	480v TRANSFORMER
S02	4000A CT CABINET
S03	FUTURE TRANSFORMER FOR HOUSING
S04	BITUMINOUS ROAD WITH CONCRETE CURB
S05	BITUMINOUS PARKING
S06	CONCRETE SIDEWALK
S07	GRASS AND LANDSCAPE
S08	REWORK EXISTING PLAYGROUND AS NECESSARY FOR NEW CONSTRUCTION
S09	REWORK BASKETBALL COURTS AS NECESSARY FOR NEW CONSTRUCTION
S14	COLORED CONCRETE ENTRANCE PLAZA
S17	PROPERTY LINE
S26	BUS SHELTER
S28	NEW STAIR FOR EXISTING BUILDING EGRESS

LAKE STREET

LIGHTRAIL BLUE LINE

22ND AVENUE SOUTH

31ST STREET EAST

OFFICE BUILDING

RETAIL SPACE BELOW

RETAIL SPACE

GREEN ROOF

EXISTING BUILDING

PHASE 1 HOUSING

SERVICE ENTRANCE

PARKING

EXISTING PARKING

EXISTING HOUSES

YWCA
PARKING LOT

71
A010
SITE PLAN
1" = 30'-0"

CONSULTANTS

PROJECT TITLE
**S. MINNEAPOLIS
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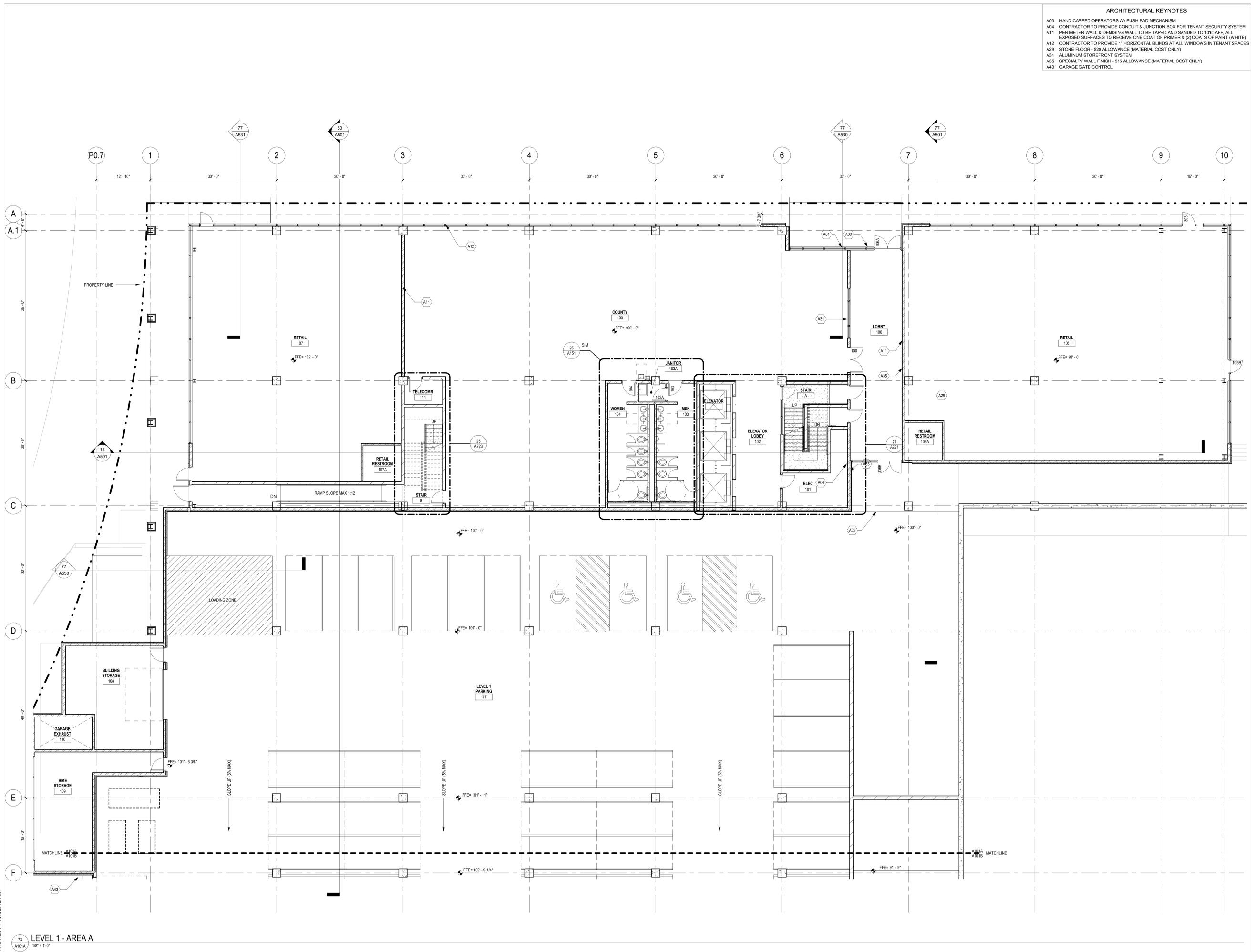
**LEVEL 1 AREA A
FLOOR PLAN**

SHEET NUMBER

A101A

ARCHITECTURAL KEYNOTES

- A03 HANDICAPPED OPERATORS W/ PUSH PAD MECHANISM
- A04 CONTRACTOR TO PROVIDE CONDUIT & JUNCTION BOX FOR TENANT SECURITY SYSTEM
- A11 PERIMETER WALL & DEMISING WALL TO BE TAPED AND SANDED TO 100% AFF. ALL EXPOSED SURFACES TO RECEIVE ONE COAT OF PRIMER & (2) COATS OF PAINT (WHITE)
- A12 CONTRACTOR TO PROVIDE 1" HORIZONTAL BLINDS AT ALL WINDOWS IN TENANT SPACES
- A29 STONE FLOOR - \$20 ALLOWANCE (MATERIAL COST ONLY)
- A31 ALUMINUM STOREFRONT SYSTEM
- A35 SPECIALTY WALL FINISH - \$15 ALLOWANCE (MATERIAL COST ONLY)
- A43 GARAGE GATE CONTROL



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73
A101A
LEVEL 1 - AREA A
1/8" = 1'-0"

ARCHITECTURAL KEYNOTES
 A11 PERIMETER WALL & DEMISING WALL TO BE TAPED AND SANDED TO 100" AFF. ALL EXPOSED SURFACES TO RECEIVE ONE COAT OF PRIMER & (2) COATS OF PAINT (WHITE)
 A12 CONTRACTOR TO PROVIDE 1" HORIZONTAL BLINDS AT ALL WINDOWS IN TENANT SPACES
 A31 ALUMINUM STOREFRONT SYSTEM

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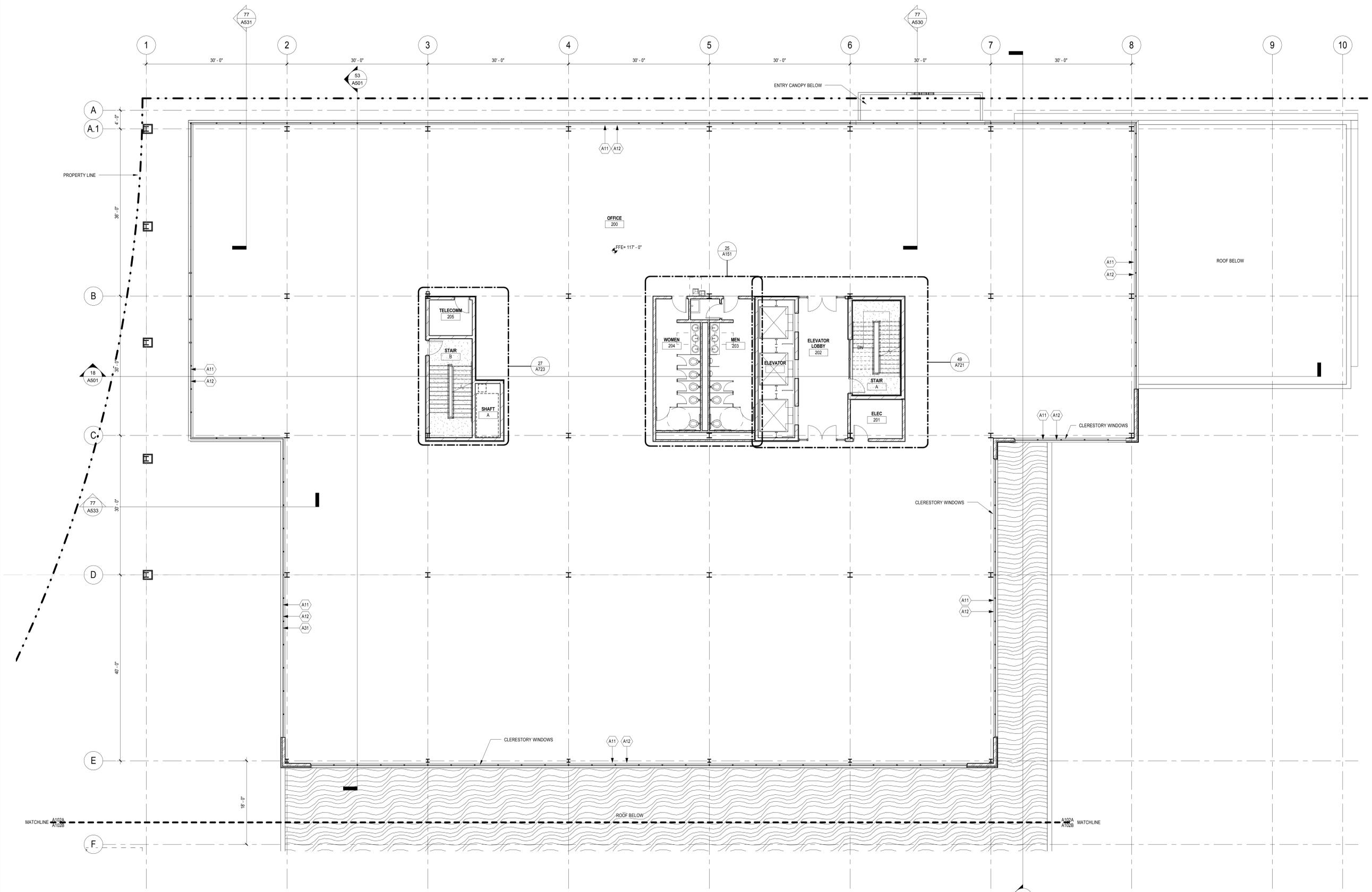
License Number	Date
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SHEET TITLE

LEVEL 2 AREA A
 FLOOR PLAN

SHEET NUMBER

A102A



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LEVEL 2 - AREA A
 1/8" = 1'-0"

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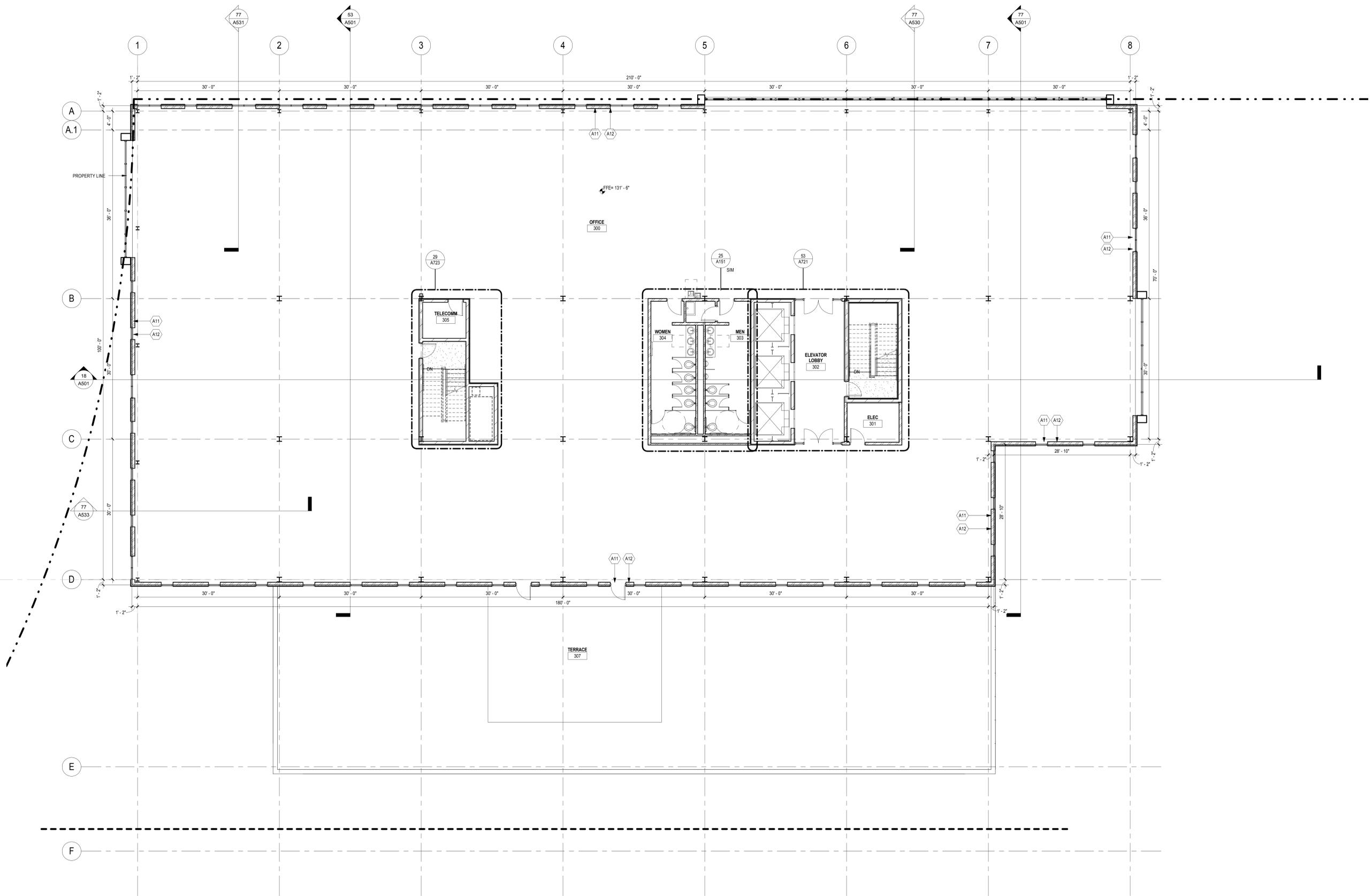
**LEVEL 3 AREA A
 FLOOR PLAN**

SHEET NUMBER

A103A

ARCHITECTURAL KEYNOTES

- A11 PERIMETER WALL & DEMISING WALL TO BE TAPED AND SANDED TO 1/8" AFF. ALL EXPOSED SURFACES TO RECEIVE ONE COAT OF PRIMER & (2) COATS OF PAINT (WHITE)
- A12 CONTRACTOR TO PROVIDE 1" HORIZONTAL BLINDS AT ALL WINDOWS IN TENANT SPACES



73 LEVEL 3 - ENLARGED OVERALL
 A103A 1/8" = 1'-0"

ARCHITECTURAL KEYNOTES
 A11 PERIMETER WALL & DEMISING WALL TO BE TAPED AND SANDED TO 100" AFF. ALL EXPOSED SURFACES TO RECEIVE ONE COAT OF PRIMER & (2) COATS OF PAINT (WHITE)
 A12 CONTRACTOR TO PROVIDE 1" HORIZONTAL BLINDS AT ALL WINDOWS IN TENANT SPACES

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PROJECT TITLE
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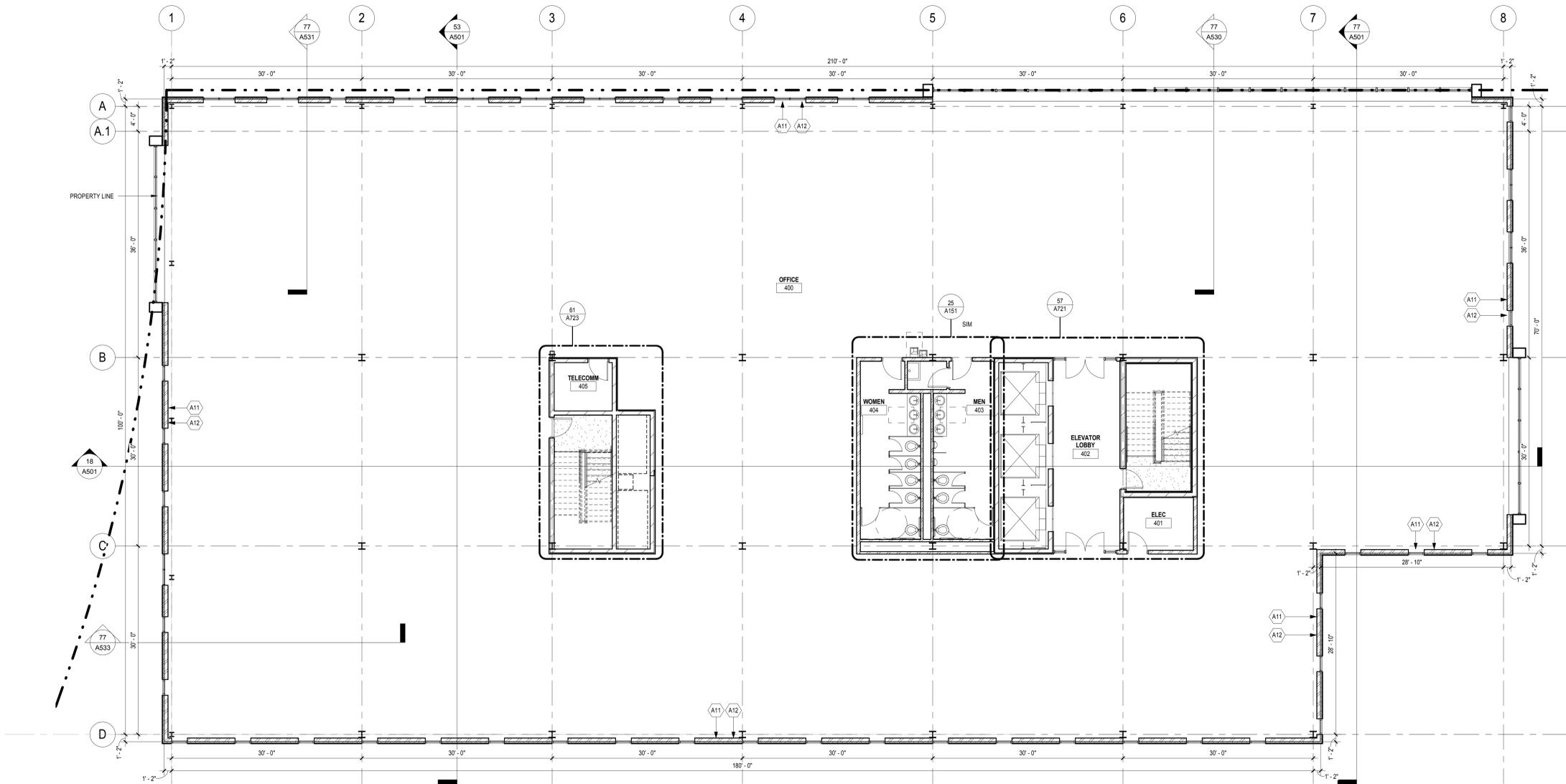
SHEET TITLE

LEVEL 4 AREA A
 FLOOR PLAN

SHEET NUMBER

A104A

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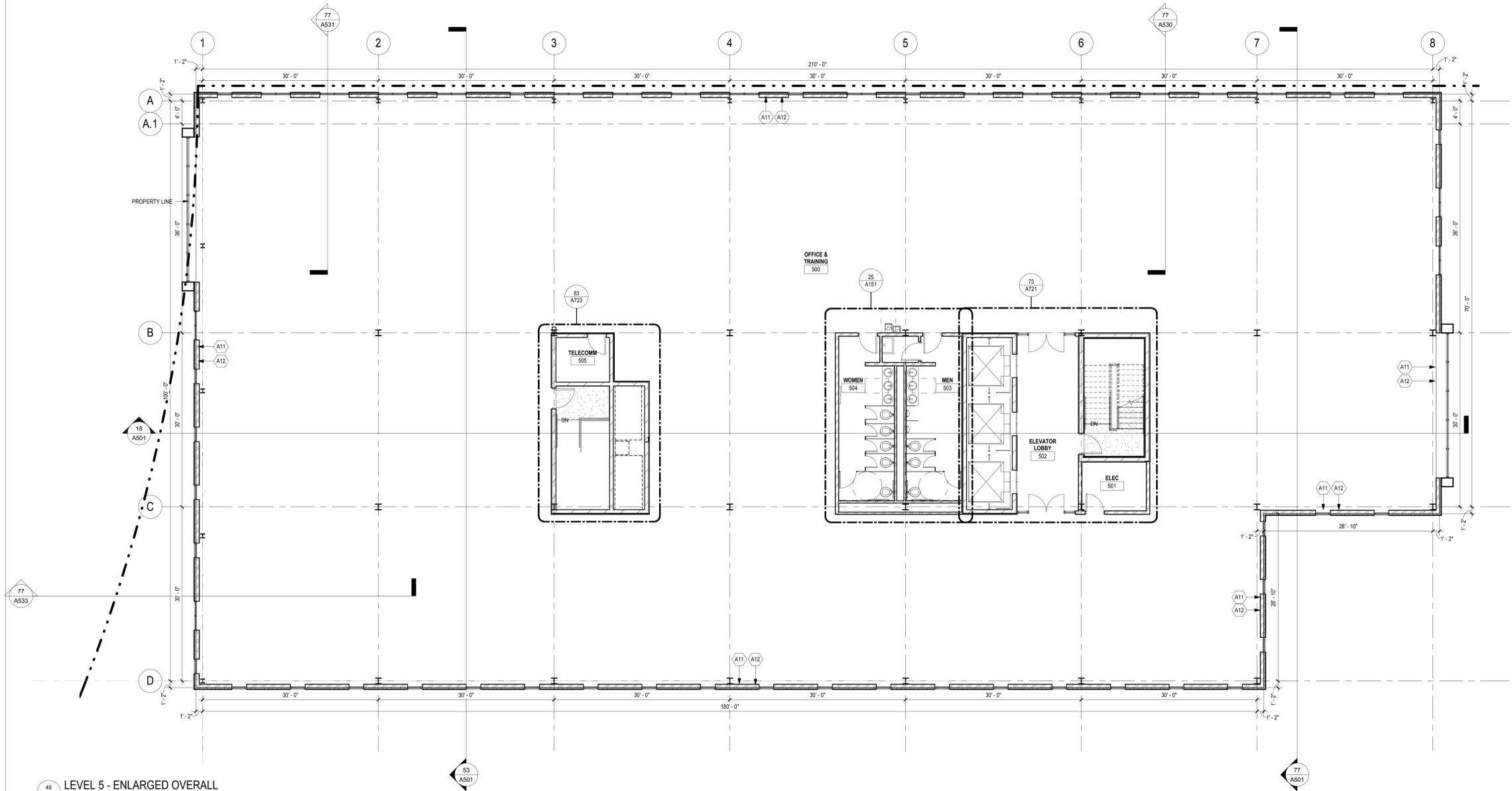
49 LEVEL 4 - ENLARGED OVERALL
 A104A 1/8" = 1'-0"

ISSUE #	DATE	DESCRIPTION
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ARCHITECTURAL KEYNOTES

- A11 PERIMETER WALL & DEMISING WALL TO BE TAPED AND SANDED TO 100" AFF. ALL EXPOSED SURFACES TO RECEIVE ONE COAT OF PRIMER & (2) COATS OF PAINT (WHITE)
- A12 CONTRACTOR TO PROVIDE 1" HORIZONTAL BLINDS AT ALL WINDOWS IN TENANT SPACES



49 LEVEL 5 - ENLARGED OVERALL
A105A 1/8" = 1'-0"

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SHEET TITLE

LEVEL 5 AREA A
FLOOR PLAN

SHEET NUMBER

A105A

ARCHITECTURAL KEYNOTES
 A13 ROOFTOP AIR HANDLING UNIT
 A40 STRUCTURAL FRAME FOR FUTURE SOLAR PANELS

BKV
 GROUP
 Architecture
 Interior Design
 Landscape Architecture
 Engineering

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 Kroos
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PROJECT TITLE
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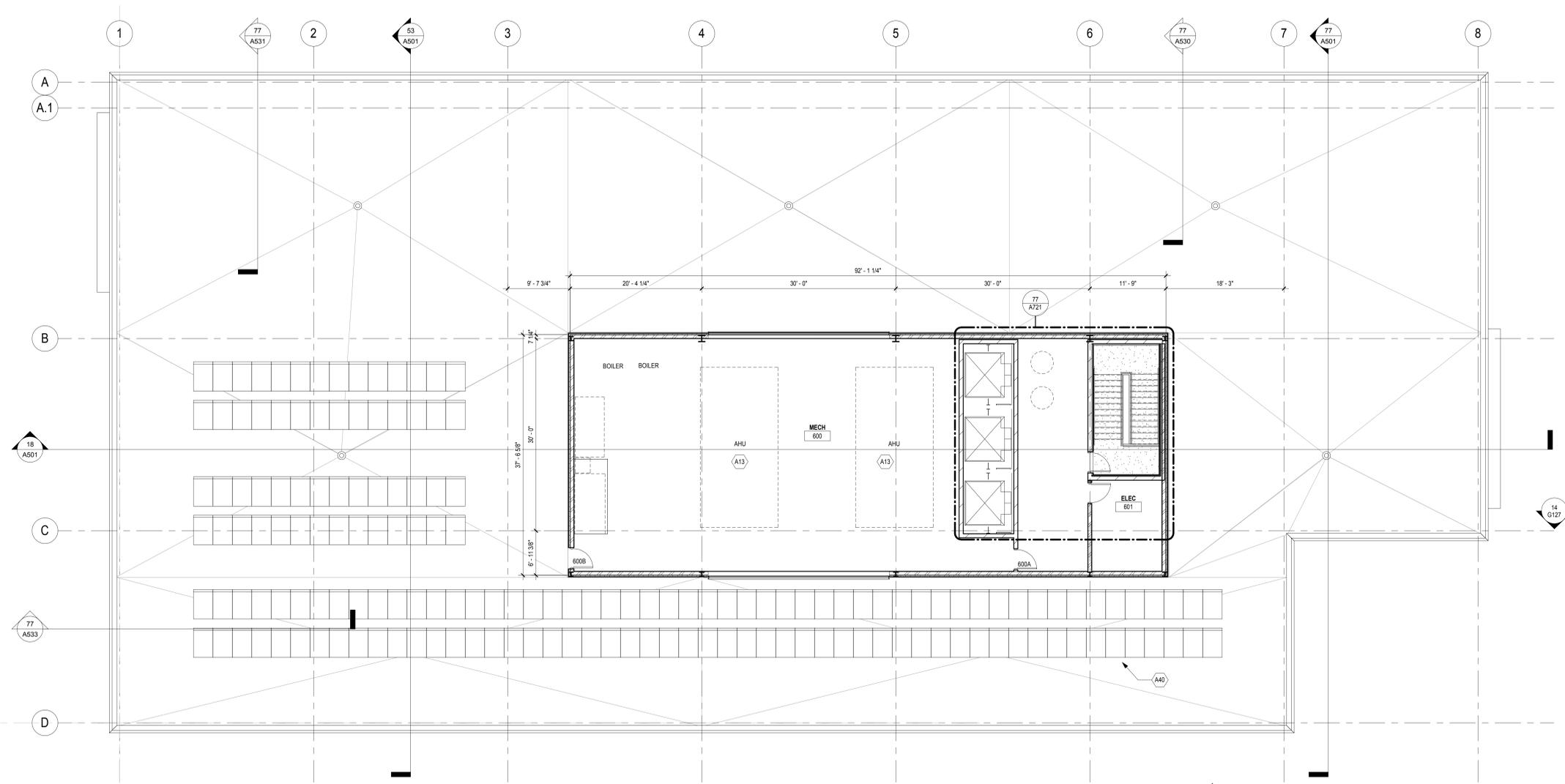
SHEET TITLE

PENTHOUSE
 LEVEL FLOOR
 PLAN

SHEET NUMBER

A106

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49
 A106 PENTHOUSE - ENLARGED OVERALL
 1/8" = 1'-0"

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PROJECT TITLE
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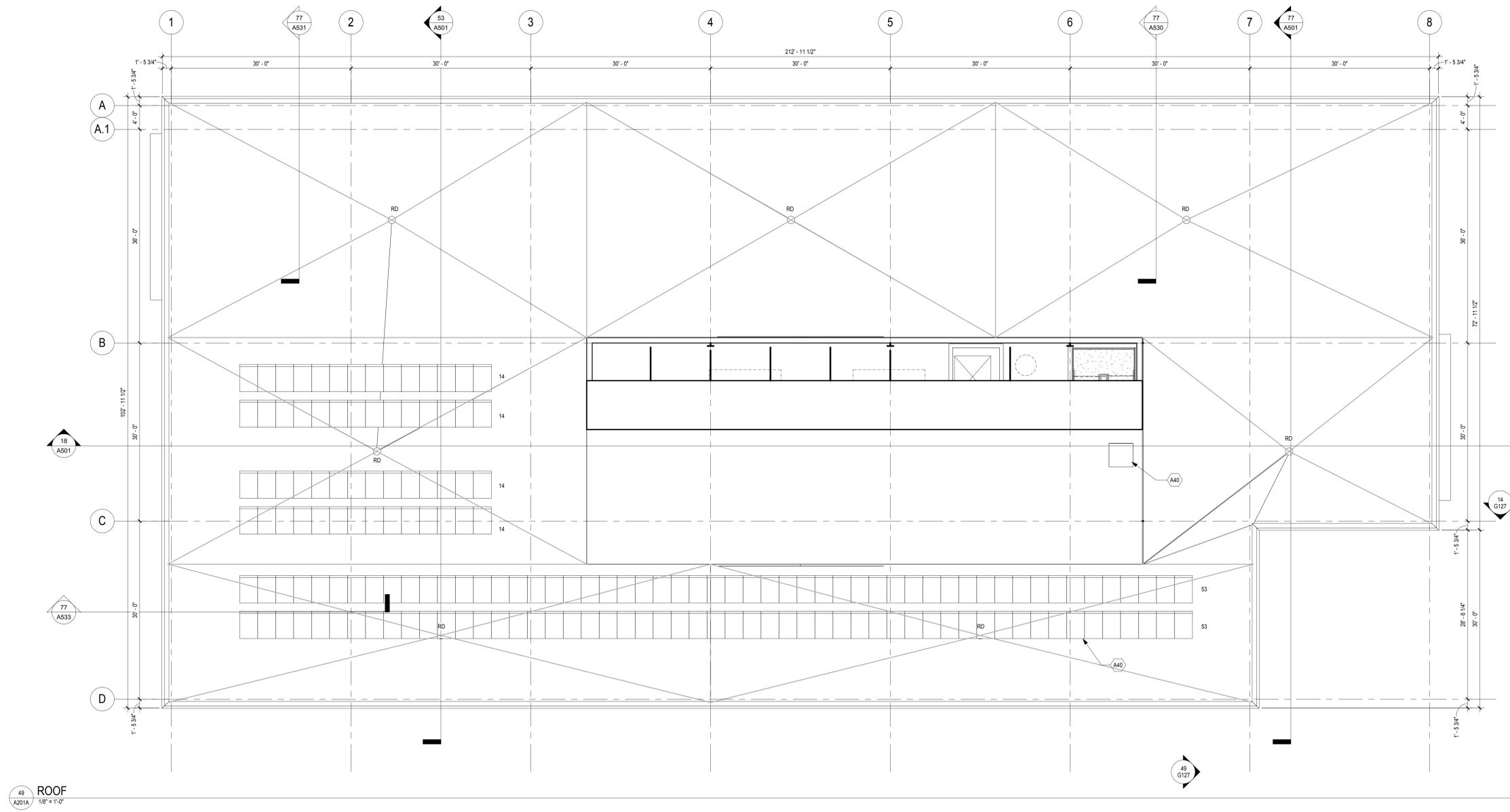
License Number	Date
DATE	11/26/2014
DRAWN BY	TMB/STH
CHECKED BY	JAH
COMMISSION NUMBER	1785.02

SHEET TITLE

ROOF PLAN AREA
A

SHEET NUMBER

A201A



CONSULTANTS

PROJECT TITLE
 S. MINNEAPOLIS
 REGIONAL
 SERVICE CENTER

KEY PLAN

ISSUE #	DATE	DESCRIPTION
1	11/18/2014	SD SUBMITTAL

NOT FOR
 CONSTRUCTION

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DATE	11/18/2014
DRAWN BY	TMB/STH
CHECKED BY	JAH
COMMISSION NUMBER	1785.02

SHEET TITLE

EXTERIOR
 ELEVATIONS

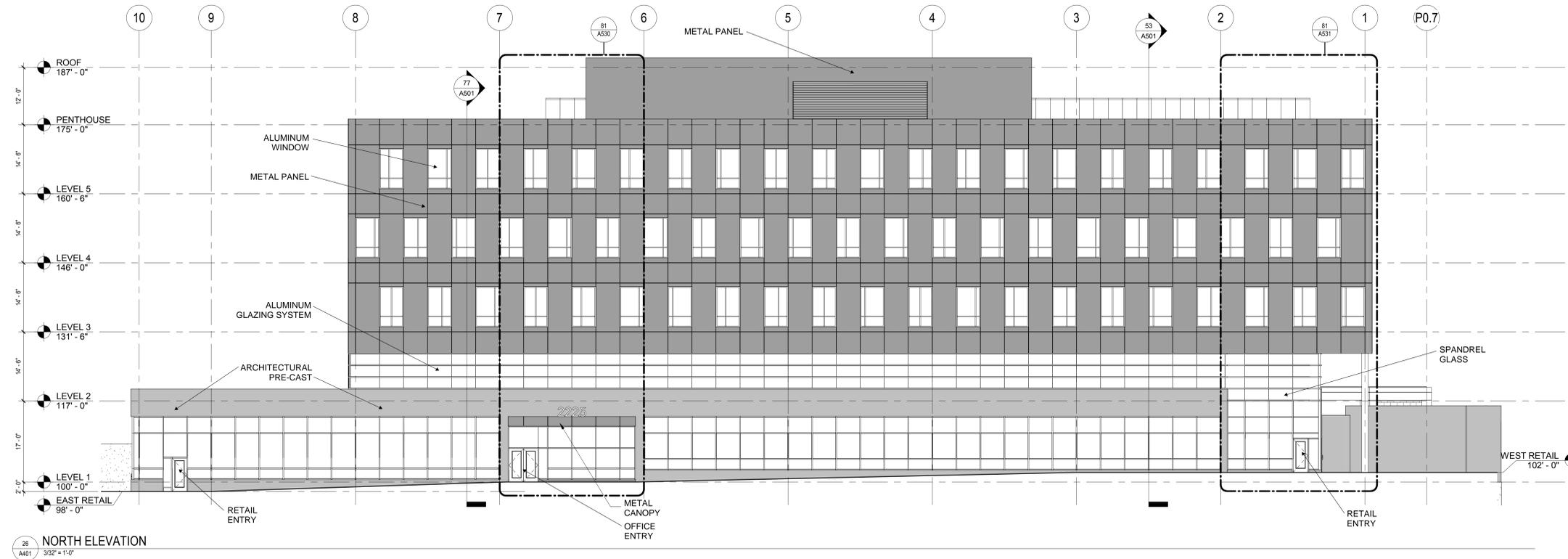
SHEET NUMBER

A401

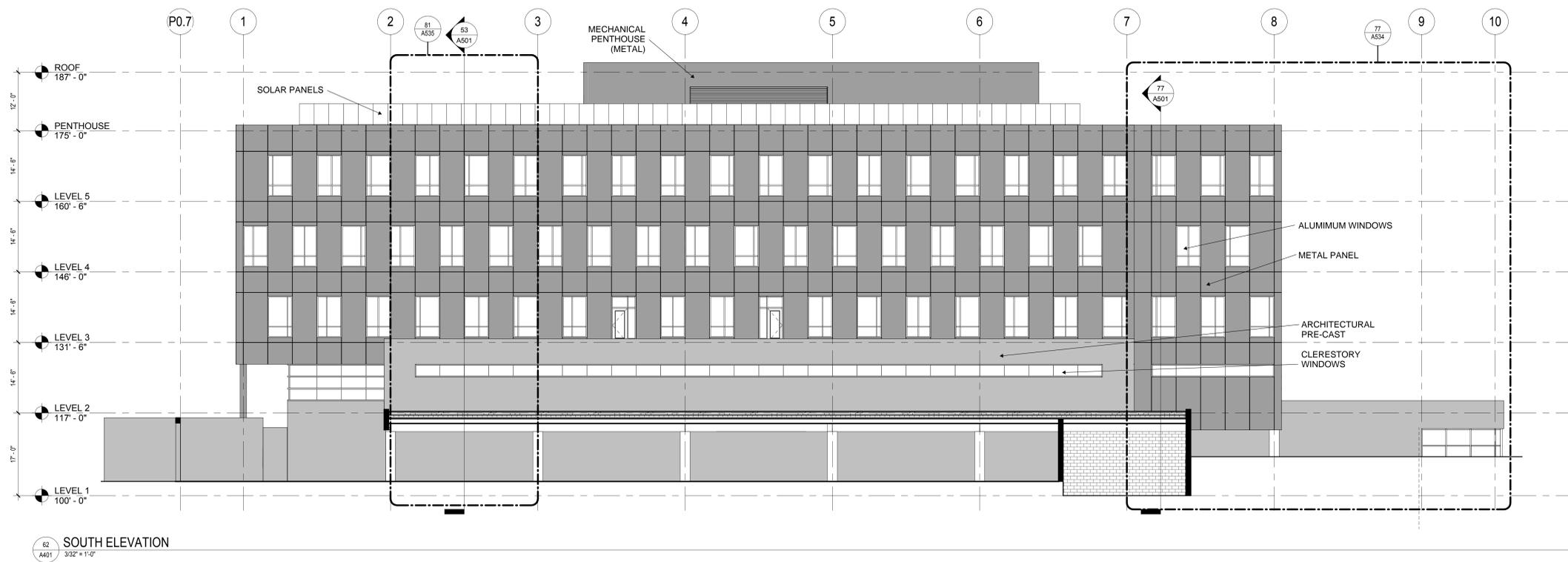
EXTERIOR MATERIAL LEGEND

-  ARCHITECTURAL PRE-CAST
-  METAL PANEL

EXTERIOR ELEVATION KEYNOTES



26
 A401
 NORTH ELEVATION
 3/32" = 1'-0"



62
 A401
 SOUTH ELEVATION
 3/32" = 1'-0"

CONSULTANTS

PROJECT TITLE

S. MINNEAPOLIS
REGIONAL
SERVICE CENTER

KEY PLAN

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CHECKED BY	JAH
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SHEET TITLE

EXTERIOR
ELEVATIONS

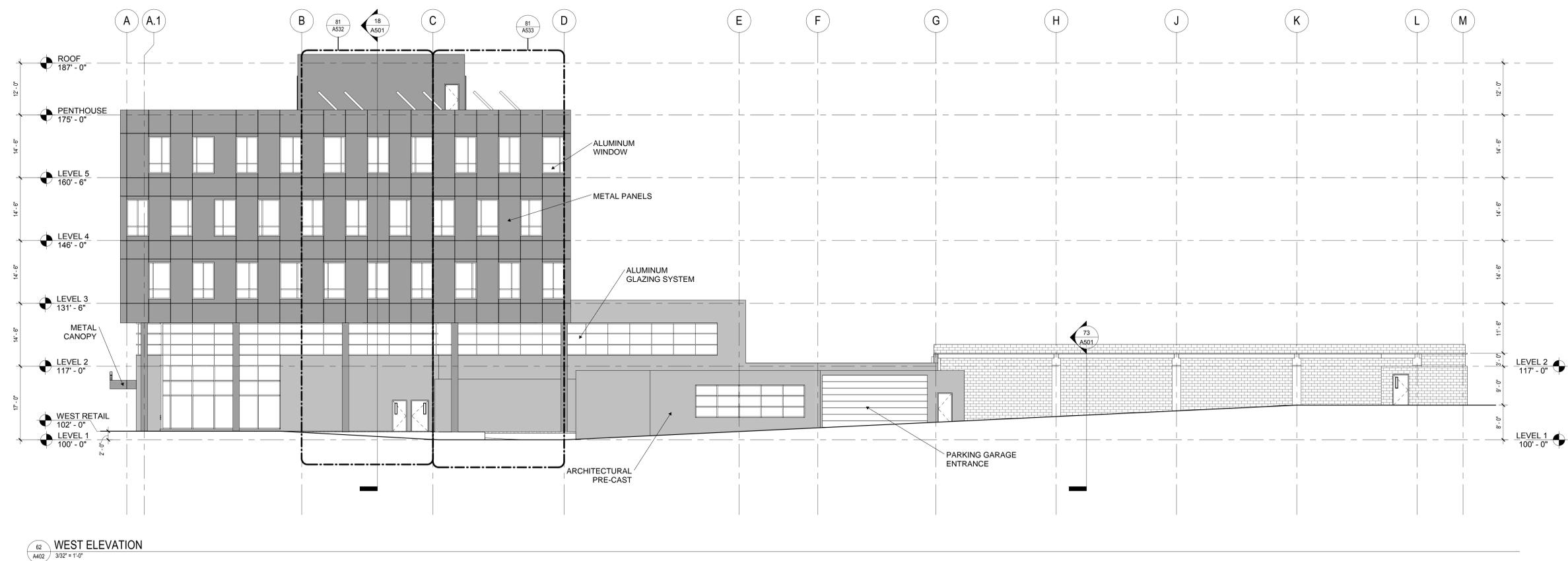
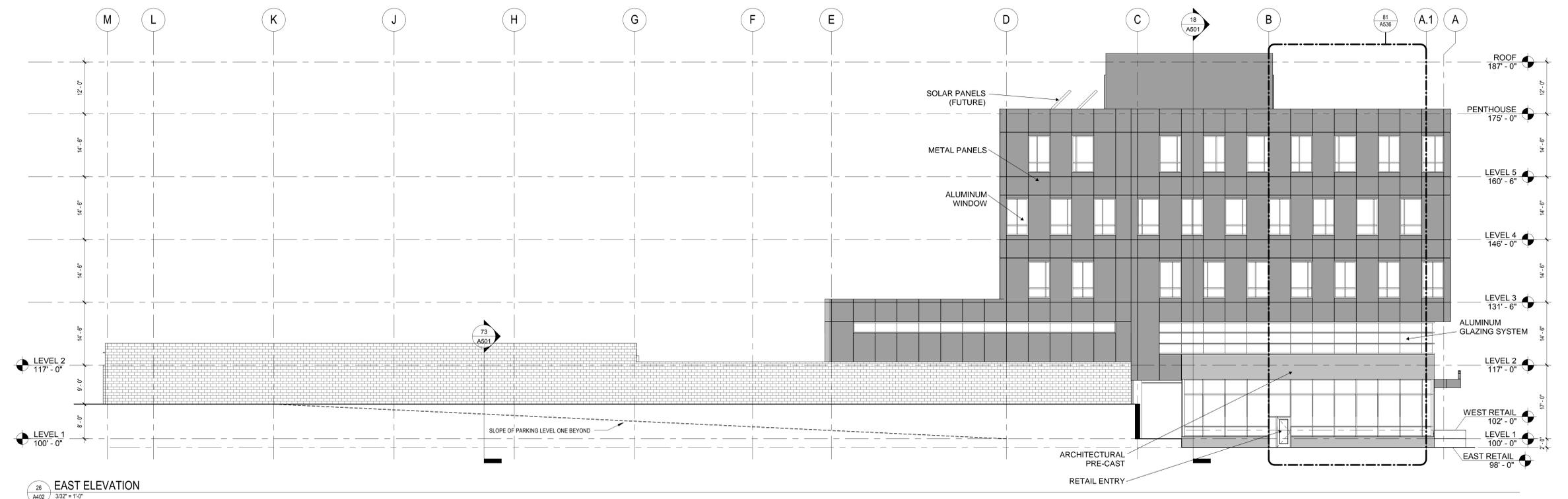
SHEET NUMBER

A402

EXTERIOR MATERIAL LEGEND

-  ARCHITECTURAL PRE-CAST
-  METAL PANEL

EXTERIOR ELEVATION KEYNOTES



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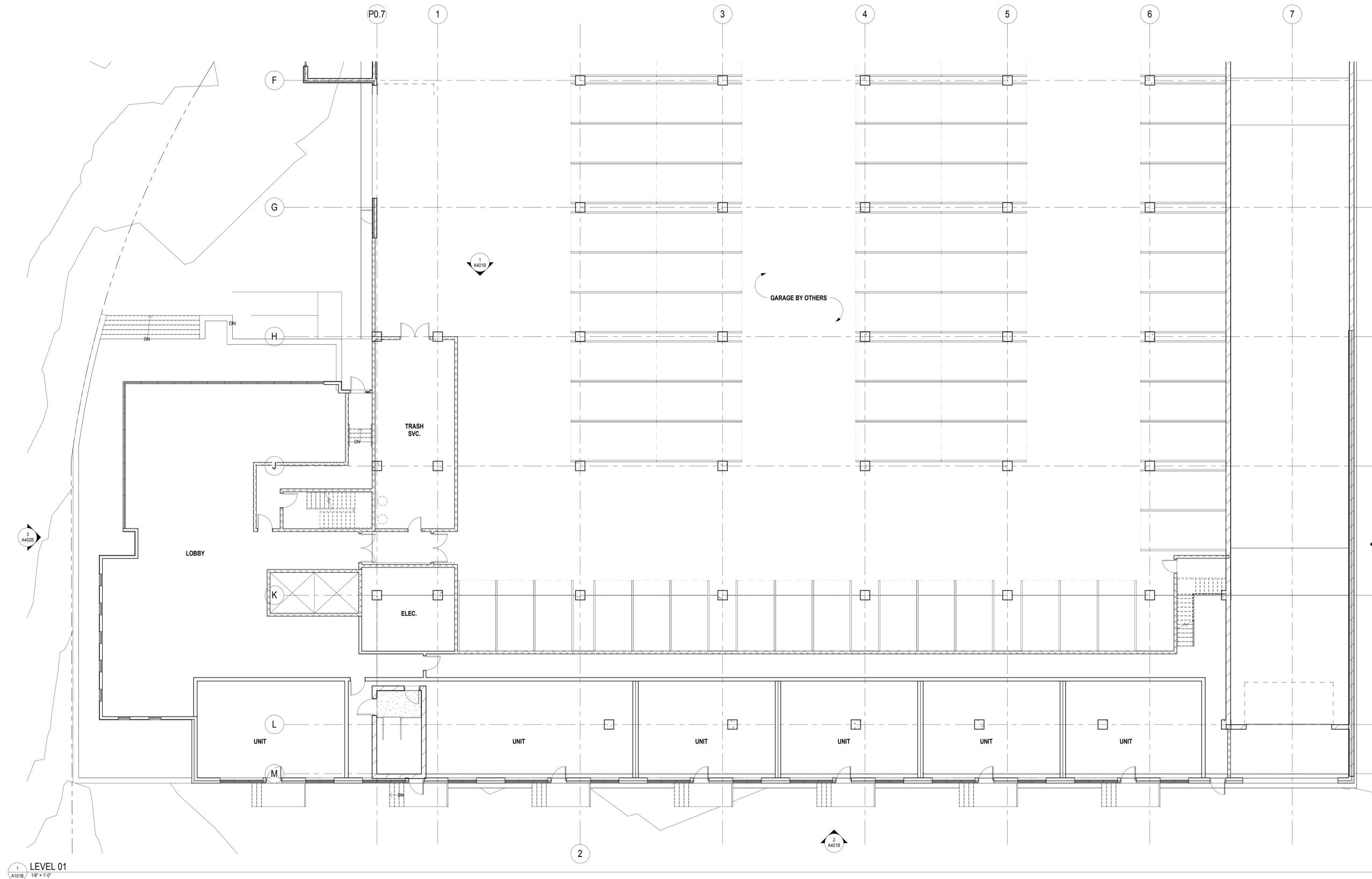
License Number	Date

SHEET TITLE

**LEVEL 01
GROUND FLOOR
PLAN**

SHEET NUMBER

A101B



1 LEVEL 01
A101B 1/8" = 1'-0"

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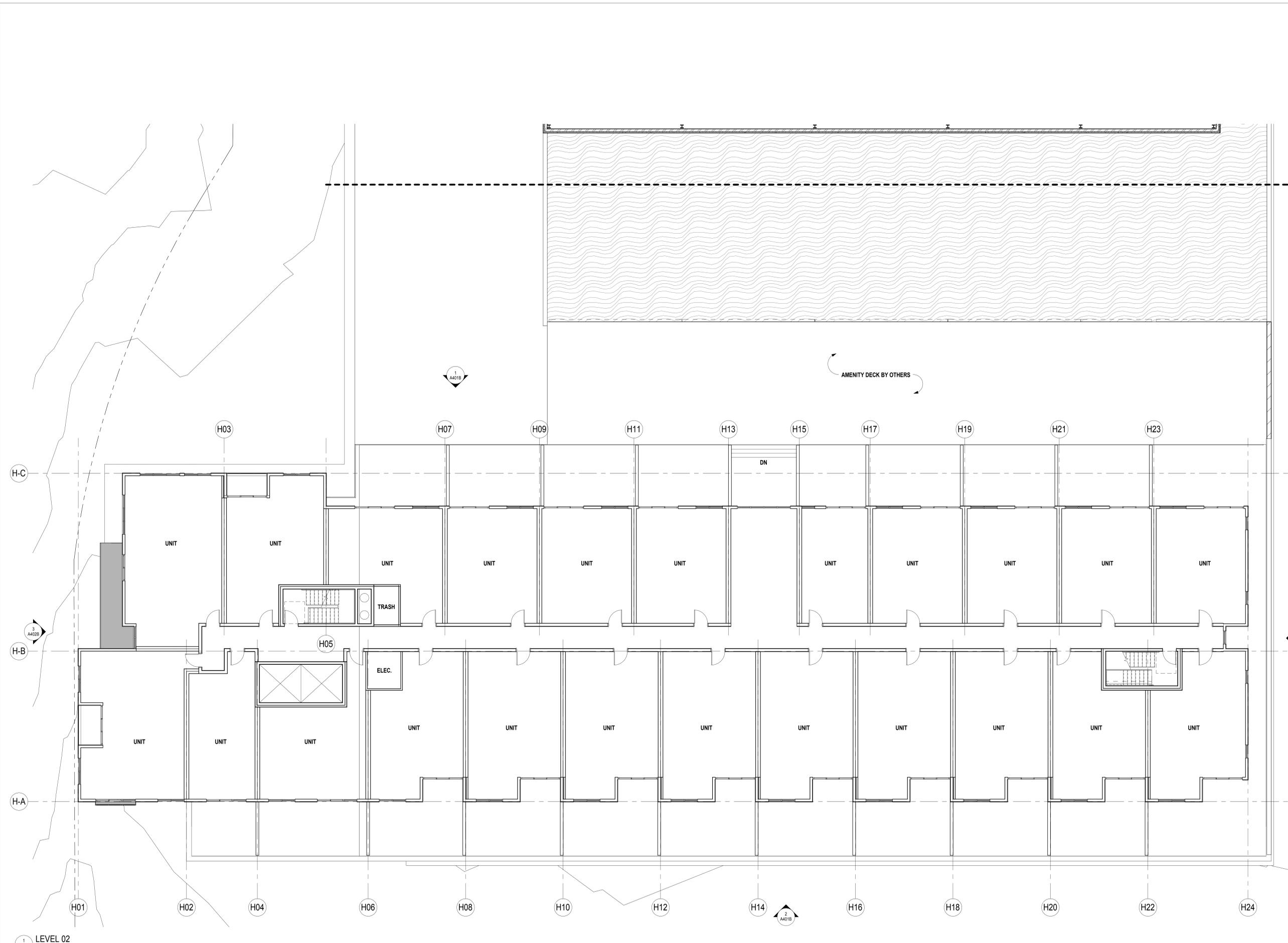
License Number	Date
DATE	11/26/2014
DRAWN BY	GAK
CHECKED BY	Checker
COMMISSION NUMBER	1785.04

SHEET TITLE

**LEVEL 02 FLOOR
PLAN**

SHEET NUMBER

A102B



1
A102B
LEVEL 02
1/8" = 1'-0"

C:\Revit\Local\1785-04_L&H Housing Phase One_Arch_2014_gkvoval.rvt
11/24/2014 11:37:38 AM

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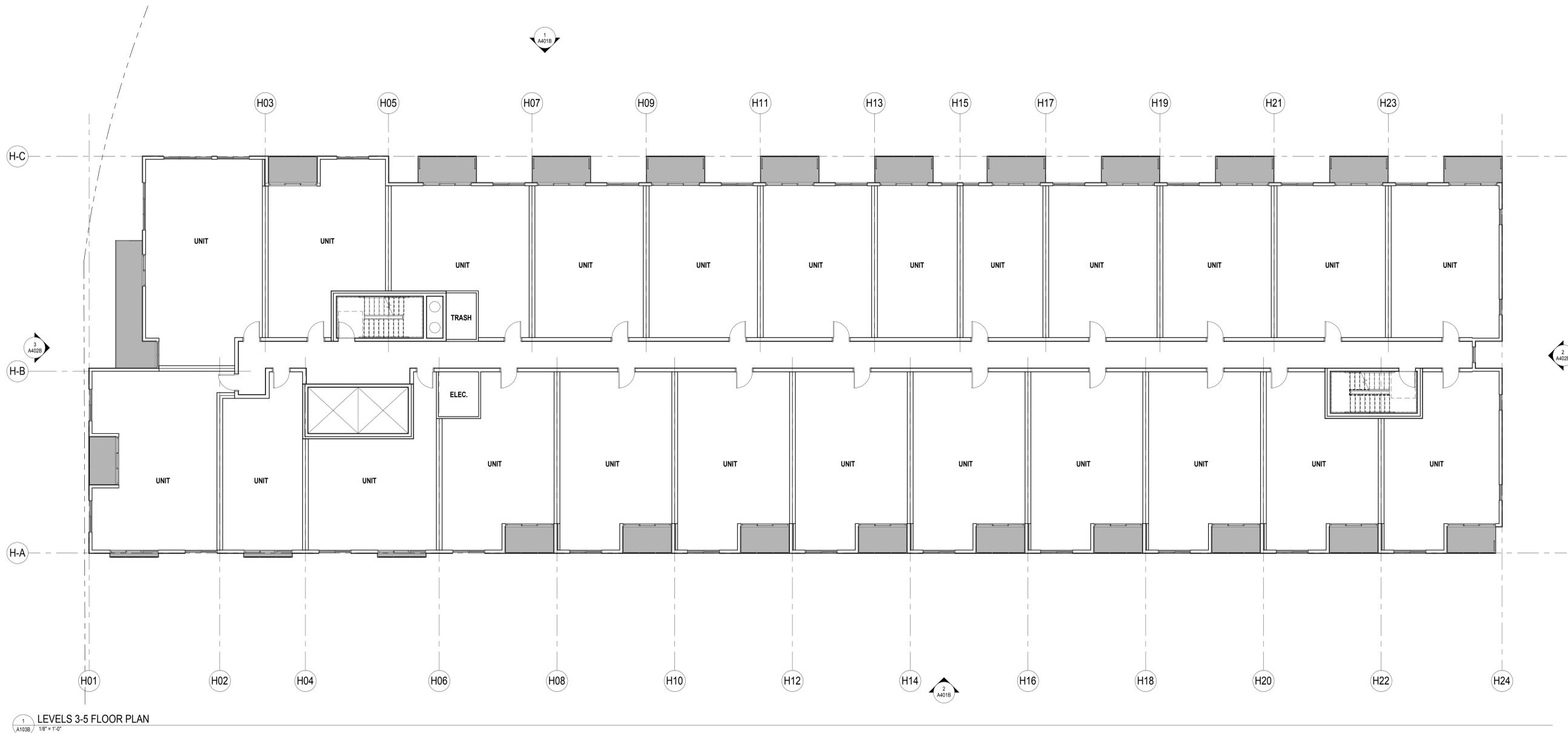
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DATE	11/26/2014
DRAWN BY	GAK
CHECKED BY	WB
COMMISSION NUMBER	1785.04

SHEET TITLE

**LEVEL 03-06
TYPICAL FLOOR
PLAN**

SHEET NUMBER

A103B



1
A103B
LEVELS 3-5 FLOOR PLAN
1/8" = 1'-0"

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CONSULTANTS

PROJECT TITLE
**S. MINNEAPOLIS
 REGIONAL
 SERVICE CENTER**

KEY PLAN

ISSUE #	DATE	DESCRIPTION

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COMMISSION NUMBER	1785.04

SHEET TITLE

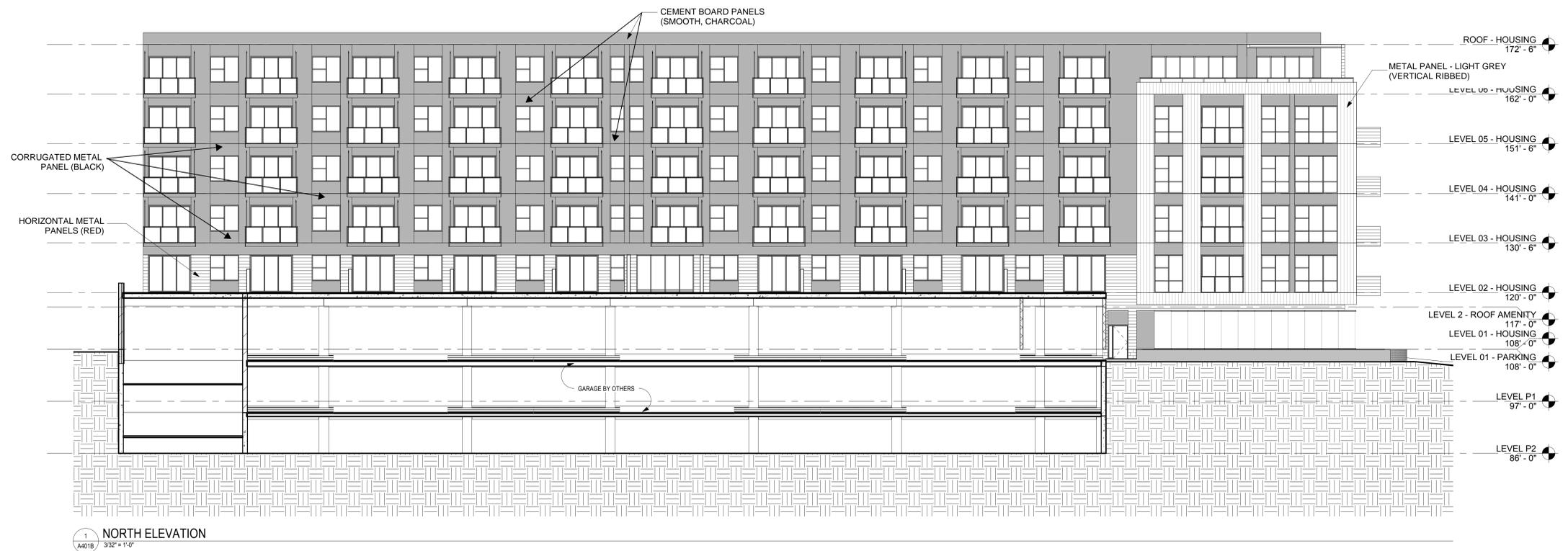
ROOF PLAN

SHEET NUMBER

A201B



1
 A201B
 ROOF
 1/8" = 1'-0"



1 NORTH ELEVATION
A401B 3/32" = 1'-0"



2 SOUTH ELEVATION
A401B 3/32" = 1'-0"

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SHEET TITLE

**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A401B

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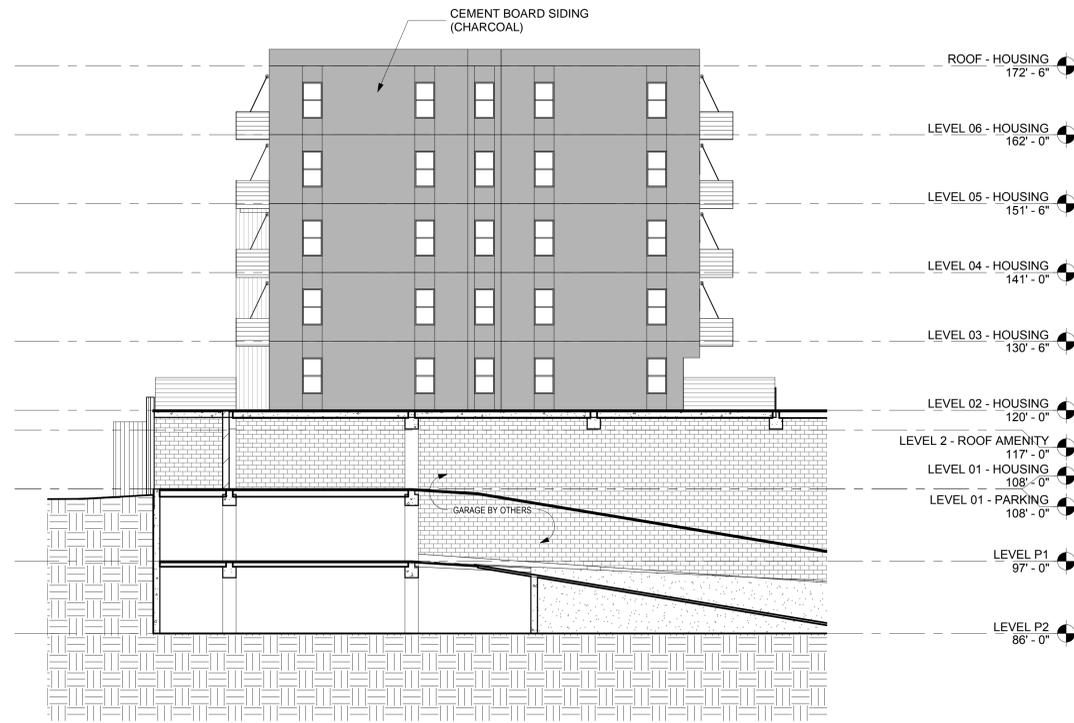
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DRAWN BY	GAK
CHECKED BY	Checker
COMMISSION NUMBER	1785.04

SHEET TITLE

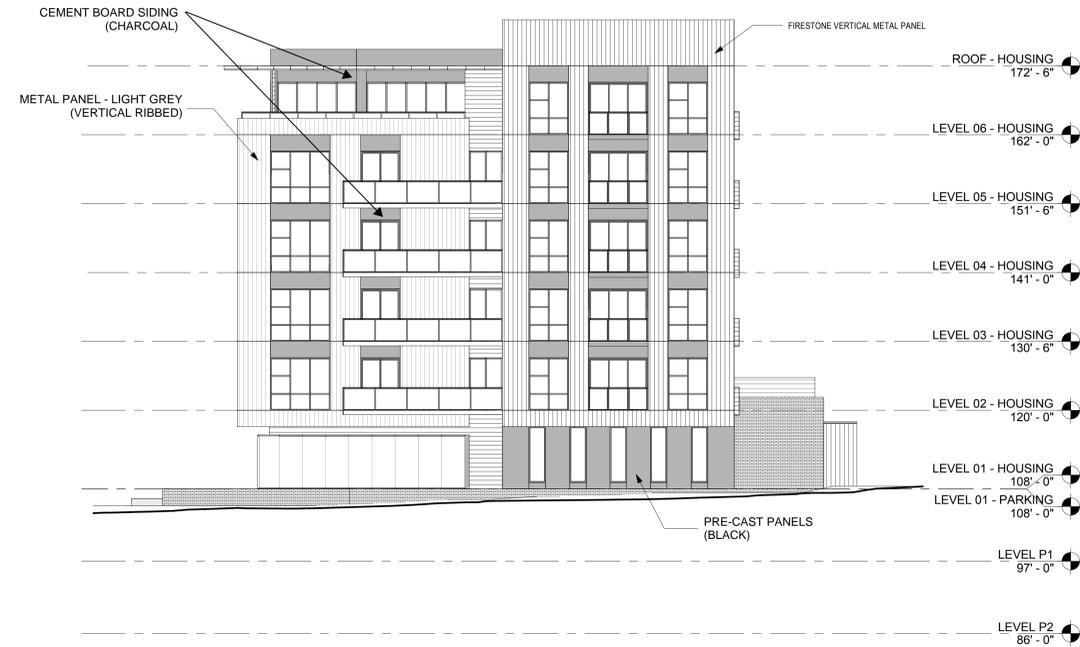
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A402B



2 EAST ELEVATION
A402B 3/32" = 1'-0"



3 WEST ELEVATION
A402B 3/32" = 1'-0"



PROJECT TITLE

S. MINNEAPOLIS
REGIONAL SERVICE
CENTER

ISSUE # | DATE | DESCRIPTION

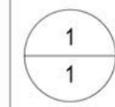
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DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NO.	1785.02

SHEET TITLE

NORTHEAST
STREETVIEW

SHEET NUMBER

1



NORTHEAST STREETVIEW



PROJECT TITLE

S. MINNEAPOLIS
REGIONAL SERVICE
CENTER

ISSUE # | DATE | DESCRIPTION

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SHEET TITLE
SOUTHWEST
STREETVIEW

SHEET NUMBER

3

NOT FOR
CONSTRUCTION



PROJECT TITLE

S. MINNEAPOLIS
REGIONAL SERVICE
CENTER

ISSUE # | DATE | DESCRIPTION

DATE	11/24/2014
DRAWN BY	Author
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COMMISSION NO.	1785.02

SHEET TITLE
SOUTHWEST BIRDSEYE

SHEET NUMBER

4