Department of Community Planning & Economic Development
250 South 4th Street, Room 300
Minneapolis, MN 55415-1385

MEMORANDUM

TO: City Planning Commission, Committee of the Whole

FROM: Becca Farrar- Hughes, Senior City Planner, (612) 673-3594

DATE: April 2, 2015

SUBJECT: Superior Plating – 315 1st Avenue NE, 101 4th Street NE, 115 4th Street NE, 119 4th Street NE, 125 4th Street NE, 108 5th Street NE, 116 5th Street NE, and 120 5th Street NE

A two-phase, mixed use development is proposed on the former Superior Plating site that would include up to 750 residential units and up to 75,000 square feet of commercial space including but not limited to retail, restaurants, and office space.

The applicant is seeking approvals for Phase I which would encompass the western parcel (Parcel 1) and consist of a 5 to 6-story, L-shaped residential building that incorporates walk-up units along University Avenue NE and ground level commercial uses at the intersection and along 1st Avenue NE, as well as a tower approximately 21 stories in height. The first phase would include 278 dwelling units, 44,000 square feet of commercial space, and approximately 340 parking spaces which would be enclosed within a three level parking structure (one level below ground and two levels above ground). The property is zoned C2.

The applicant proposes to seek approval at a later date for Phase II, which would encompass the eastern parcel (Parcel 2). Phase II is planned to be up to 30 stories and would include up to 490 dwelling units and 49,000 square feet of commercial space. Phase I is anticipated to start in Fall of 2015, with a completion date in Fall of 2017. Phase II is anticipated to start in Fall of 2017, with a completion date in Fall of 2019. Currently, the parcel located at 100 5th Street NE uses a portion of the Superior Plating site for business operations. There is potential for acquisition of this parcel during Phase II.

The exterior materials proposed on the buildings include metal panels or precast panels, glass-fibre reinforced concrete slats, stucco, brick veneer and glass.

Formal land use applications have been not been submitted to date as the applicant is currently in the process of completed 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) Variance of the FAR requirement
(3) Site plan review;
(4) Preliminary and Final Plat.
(5) Partial vacation of a utility easement

CPED Staff has the following comments/concerns for consideration as follows:

- Due to grade changes on site, the parking garage will be increasingly exposed on the west elevation of the building moving north along University Avenue NE. Walk-ups have been included to buffer the visibility of the above grade parking in this location. Staff would encourage built-up planters and vegetation to further mitigate this issue.
- The north elevation of the above grade open parking garage faces the Burlington Northern Railroad tracks and the townhomes located to the north across the trench. There appears to be a significant existing vegetative buffer that exists, but much of it is deciduous. Staff will require a clear detail of the exterior components, currently indicated as a combination of precast panels with a metal green screen and decorative metal panels, proposed on the ramp to determine the adequacy of the screening.

esg LENNAR MULTIFAMILY COMMUNITIES

3/23/2015

SUPERIOR PLATING – Committee of the Whole – CoW

MINNEAPOLIS, MN

SHEET INDEX

PROJECT INFORMATION
A00 SHEET INDEX AND PROJECT TEAM
A01 PROJECT NARRATIVE
A02 SITE AND CONTEXT

SITE AND LANDSCAPE
A03 SITE PLAN
A04 LANDSCAPE MATERIALS PLAN
A05 LANDSCAPE MATERIALS
A06 LANDSCAPE MATERIALS
A07 LANDSCPAE MATERIALS

PERSPECTIVES
A08 BIRDSEYE PERSPECTIVES IN CONTEXT
A09 BIRDSEYE PERSPECTIVES
A10 PEDESTRIAN PERSPECTIVES
A11 PEDESTRIAN PERSPECTIVES
A12 PRIMARY LOBBY PERSPECTIVES

AMENITY TERRACE
A13 AMENITY TERRACE CONCEPT DESIGN
A14 AMENITY TERRACE CONCEPT DESIGN @ POOL

PLANS
A15 PARKING LEVEL P1 PLAN
A16 STREET LEVEL PLAN
A17 LEVEL 2 PLAN
A18 LEVEL 3 PLAN
A19 LEVEL 4-5 PLAN - TOWER LEVELS (4-16)
A20 TOWER LEVELS (17-18) PLAN
A21 LOWER ROOF PLAN

ELEVATIONS
A22 EAST EXTERIOR ELEVATION
A23 NORTH EXTERIOR ELEVATION
A24 WEST EXTERIOR ELEVATION
A25 SOUTH EXTERIOR ELEVATION
A26 WEST ELEVATION @ AMENITY TERRACE
A27 NORTH ELEVATION @ AMENITY TERRACE
A28 EAST ELEVATION @ AMENITY TERRACE

SECTIONS
A29 BUILDING SECTION (THROUGH PARKING)
A30 BUILDING SECTION (THROUGH PARKING & RETAIL)

METRICS
A31 METRICS - BUILDING, UNIT, & PARKING

SITE SURVEY
A32 SITE SURVEY

PROJECT TEAM

Owner/Developer:
Lennar Multifamily Communities
1300 E. Woodfield Rd. Suite 304
Schaumberg IL. 60173
Ph: 847-592-3366

Architect and Interior Designer:
Elness Swenson Graham Architects Inc.
500 Washington Ave. South, Suite 1080
Minneapolis, MN 55415
Ph: 612-339-5508
Fx: 612-339-5382

Civil Engineer and Landscape Architect:
Kimley Horn Associates
2550 University Avenue West, Suite 238N,
St. Paul, MN 55114
Ph: 651-251-7570

Geotechnical Engineer:
Terracon Consultants, Inc.
3535 Hoffman Road East
White Bear Lake, MN 55110
Ph: 651-770-1500

Environmental Services:
Liesch - A Terracon Company
13400 15th Ave. N.
Minneapolis, MN 55441
Ph: 763-489-3166

Structural Engineer:
Meyer Borgman Johnson
510 Marquette Avenue South
Suite 900
Minneapolis, MN 55402
Ph: 612-338-0713

Mechanical, Electrical, Plumbing Engineers:
Dunham Engineers
50 S. 6th St. #1100
Minneapolis, MN 55402
Ph: 612-465-7550

DEVELOPER: LENNAR MULTIFAMILY COMMUNITIES, LLC (LMC)

Lennar Corporation (NYSE: LEN) is a Miami-based homebuilder founded in 1954, with a market capitalization of over $10 billion. It has offices in 33 markets and 16 states, and employs approximately 4,000 associates nationwide. In mid-2011, Lennar created **Lennar Multifamily Communities, LLC (LMC)**, a company that specializes in the development, management, construction, and ownership of Class A multifamily communities across the nation. LMC's core vision is to work in top tier cities with top tier architects to create luxury condominium quality rental communities.
Since its founding, LMC has attracted an outstanding team of over 195 seasoned professionals, has purchased 37 sites and is currently contracted for 34 more. The company currently has 24 projects under construction with a pipeline of $3.2 billion. Since inception, LMC has established joint ventures with 19 different institutional equity partners and 14 different lenders. Beyond the numbers, LMI is led by professionals that are passionate about creating vibrant communities that positively impact not only the residents, but also the surrounding communities that we become an integral part of.

ARCHITECT: ELNESS SWENSON GRAHAM ARCHITECTS (ESG)

Since our founding in 1970, **Elness Swenson Graham (ESG) Architects** has helped their clients create environments for business, community and leisure. In doing so, they have gained the experience and ability to deliver high quality designs for many building types. But this alone is not enough to achieve their mission. The essence of ESG is more than just architecture and buildings. Throughout their entire time, their commitment to enriching our built environment has remained steadfast. It's a commitment that drives them to go beyond the expected to deliver the superior, the timeless, the memorable and the unique; to create environments that capture the human spirit and uplift our lives. This is what they do best. They strive to combine their clients' needs and stewardship for the environment with their knowledge of buildings, markets and culture to deliver uplifting and forward-looking design solutions.
The experience derived from their work allows them to offer each client a great breadth of informed and integrated services. They bring holistic solutions to complex problems. They create truly unique environments that enhance our communities and help their clients successfully pursue their goals in the development and construction industries.

PROJECT NARRATIVE

Project Purpose and Vision
The purpose and vision for this multifamily mixed-use development at the historic Superior Plating site is to create a high-end luxury rental community, divided between a tower and low-rise building, with a complimentary retail corridor and associated parking; all of which will be organized around a pedestrian oriented design and layout.

Prior to any design work being completed, LMC and ESG studied the small area plan and established principals with the Nicollet Island East Bank Neighborhood Associates (NIEBNA). Those principles, listed below, guided the design of the entire proposed development:

1. VIBRANT, ACTIVE COMMERCIAL along First Avenue with widened streetscape with landscaping, outdoor seating and an EXPANDED PUBLIC REALM.
2. STREET FRONT ARCHITECTURE that is INTERESTING and INNOVATIVE and provides access to LIGHT AND AIR.
3. Architectural Massing that provides VARIETY and STEPPING in scale.
4. Architecture which incorporates TOWERS that provide HEIGHT AND DENSITY without shadowing or overwhelming the surrounding context.
5. A design model that may be appropriate is a “VANCOUVER” approach which has low rise base of commercial and residential with point towers set back from the street.

We envision that this development will add to the already vibrant neighborhood and revitalize one of the most important land sites in Minneapolis. It will not only serve as a gateway between downtown Minneapolis and the northeast neighborhoods, but also become a destination for residents, retail customers, and members of the overall community.

Architectural Description
The architectural design and massing of this project strive to create a dichotomy within one site, exemplifying housing with both a traditional low-rise building and a contemporary high-rise building. The low-rise building fits into the existing neighborhood fabric with not only the use of timeless materials, but by activating the streetscape with walk up units, mirroring the concept across the street. The tower addresses the goal of creating something new in Northeast, with the use of glass and metal panel for an exterior cladding, uniquely formed cantilevered balconies, and the intent of providing a more modern interior unit design with exposed concrete ceilings, columns, and mechanical ductwork. A series of elevated terraces and green roofs provide both a private amenity space with solar access for residents and visual interest for units overlooking the roof. The retail space has been designed for flexibility and contains translucent glazing and metal panel to nicely tie together the low- and high-rise housing structures.

Streetscape and Public Realm
The façade facing 1st Avenue has been design to improve the pedestrian right-of-way with wide sidewalks, landscaping, and public art. Focus has been given to the possible future streetcar development, and space has been designated for a potential station enclosure. The retail façade has been angled for the purpose of providing a wide public realm, allotting room for outdoor seating, sidewalk sales, farmers markets, etc. generating community interaction. Careful consideration to pedestrian experience was given in creating a promenade from the public parking structure to the main retail façade.

A Dutch “woonerf” is proposed for the 4th street right-of-way, providing a slowed vehicular and pedestrian centric concept with a curbless scored concrete pavement, landscaping, and protective light bollards. This roadway will service both Phase I and the future Phase II development.

Green and Sustainable Features
The key sustainability strategy for this project is to create an urban mixed-use, pedestrian friendly community that allows residents to live, work, and play without dependence on daily automobile usage. The mixed use development will include complimentary retail tenants to the residential tenants. The development team is committed to the sustainable design principles reflected in the neighborhood’s Small Area 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 the preservation of natural resources. The developer and architect are currently studying the viability of obtaining a LEED Building Certification. The project will feature a series of green elements including green construction practices, materials specification, thermal high-efficiency windows and exterior envelope, and numerous permeable planted green spaces both on the site as well as on the amenity level roof.

SITE NARRATIVE

Site

The site of the proposed development includes two city blocks referred to by the City of Minneapolis as Block 13 and Block 16. In the late 1800s, Block 16 was home to the maintenance and storage facility for the streetcar system in Minneapolis. Later in the 1920s, the building was transformed into a metal plating facility known as Superior Plating. After 93 years of operation, the plating company went bankrupt and closed operations in November 2011.

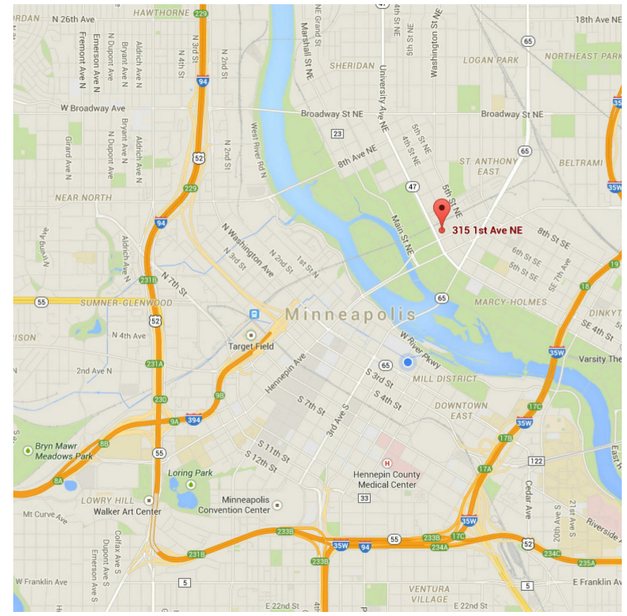
Since then, a partnership between City Center Partners of San Francisco and William Harris Investors (WHI) of Chicago formed “First and University Investors” (FUI) and purchased the site out of bankruptcy. Originally, the partnership had no definitive plans for the site but would begin talking with local government and community leaders to identify potential uses. Due to the contamination from the years of chemicals used in the plating operations, this site was classified a Superfund Site by the MPCA” (see Environmental Risks). During this period, FUI performed the demolition of the 110,000 SF Building and started the cleanup of the contamination on Block 16. The demolition and cleanup of Block 16 (per the MPCA and RAP) was completed in December of 2014. Lennar Multifamily Communities, LLC entered into a Purchase Sale Agreement (PSA) with FUI in October of 2014.

Neighborhood

The well-known Superior Plating site fronts the vibrant First and University Avenue corridors within the Nicollet Island/East Bank neighborhood, immediately north of the Mississippi River and downtown Minneapolis, Minnesota. The neighborhood is a dynamic submarket that includes some of the city’s older residential homes, an emerging young professional population, and a blossoming entertainment sector filled with restaurants, microbreweries, and nightlife to accompany the established arts district.

CONTEXT MAPS

315 1ST AVENUE NORTHEAST
MINNEAPOLIS, MN 55413



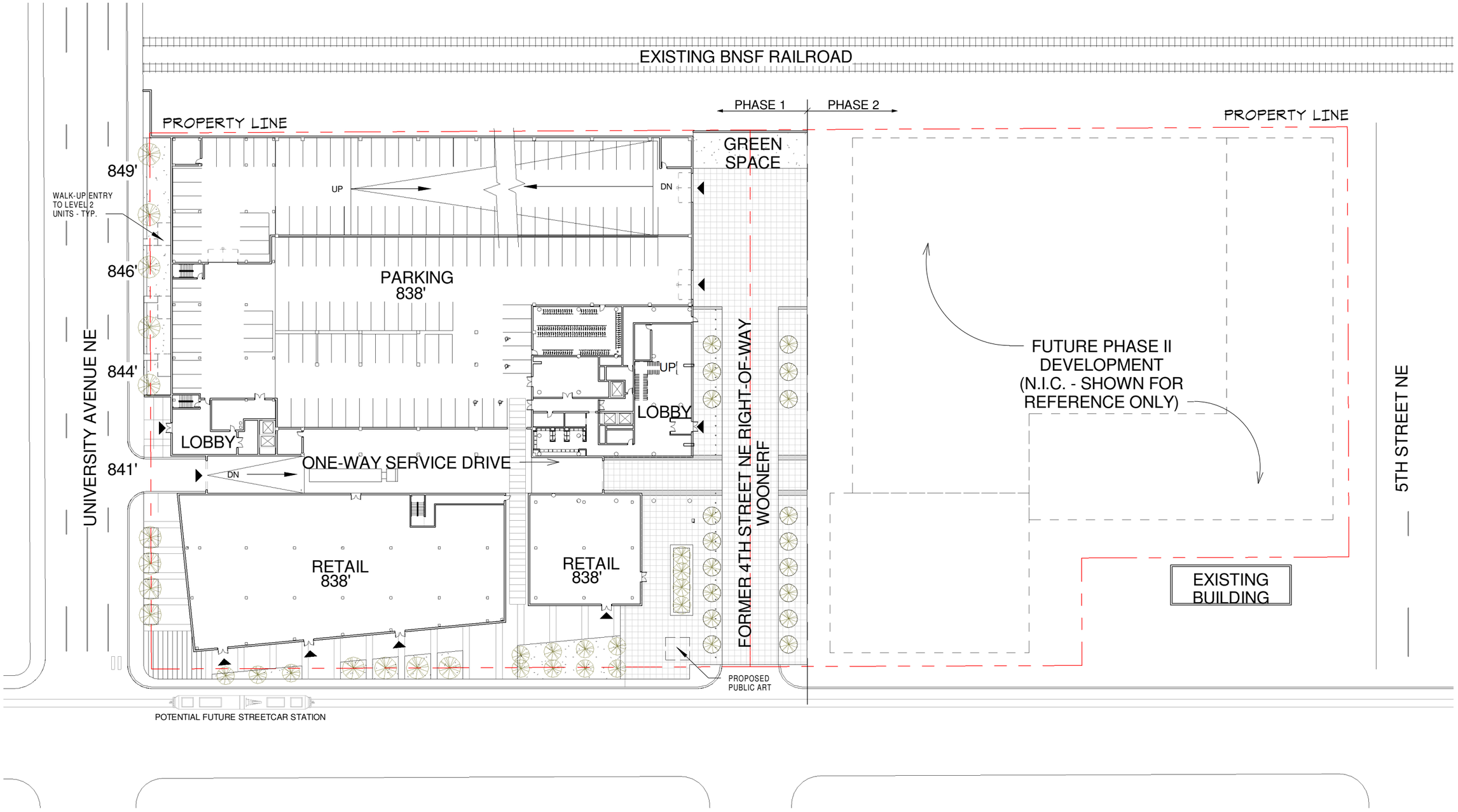
VICINITY

SITE LOCATION

CONTEXT AERIALS

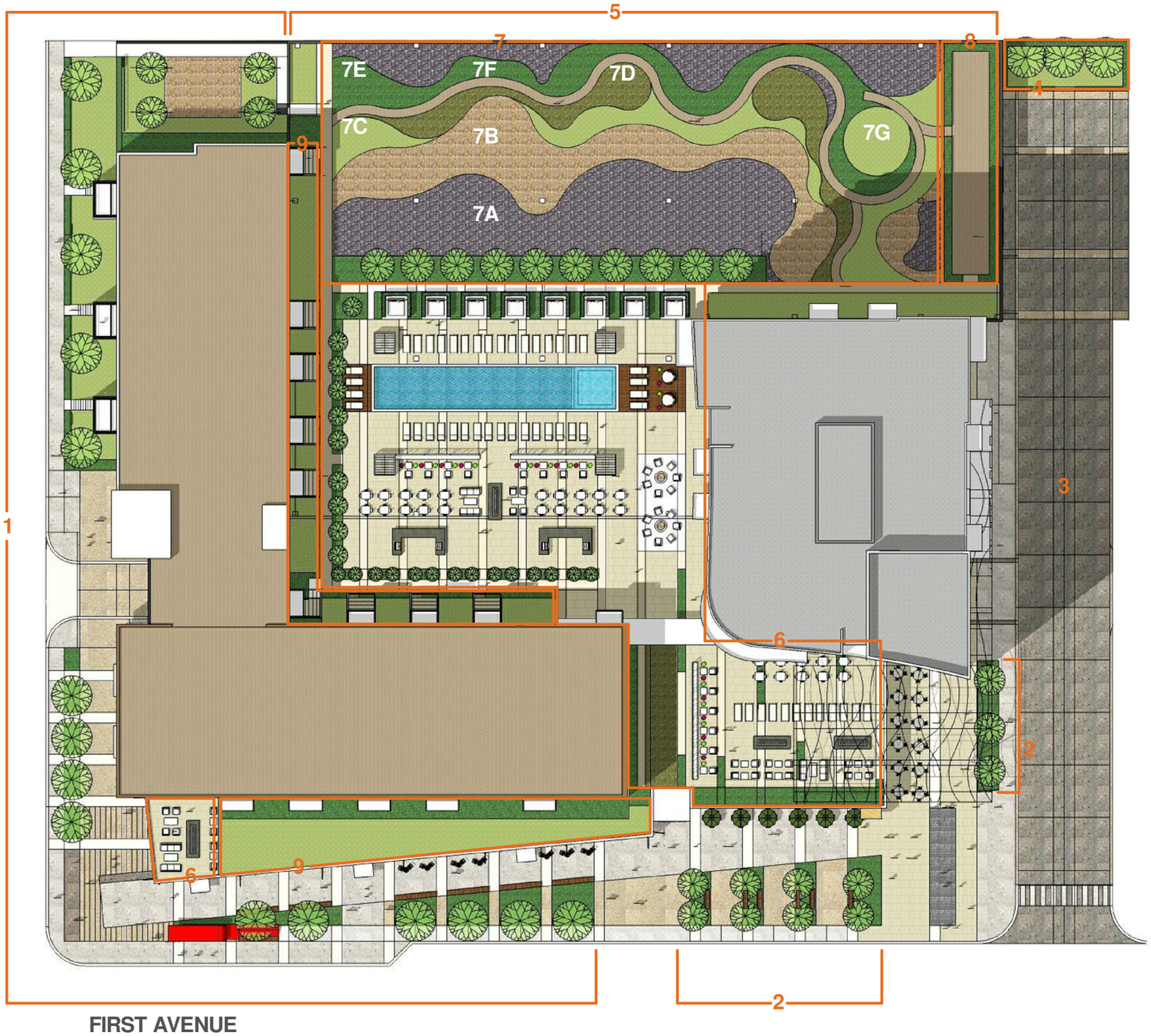
AERIAL LOOKING NW

AERIAL LOOKING WEST


EXISTING BNSF RAILROAD
PHASE 1
PHASE 2
PROPERTY LINE
PROPERTY LINE
GREEN SPACE
849'
846'
844'
841'
WALK-UP ENTRY TO LEVEL 2 UNITS - TYP.
UP
DN
PARKING 838'
UP
LOBBY
LOBBY
DN
ONE-WAY SERVICE DRIVE
UNIVERSITY AVENUE NE
RETAIL 838'
RETAIL 838'
FORMER 4TH STREET NE RIGHT-OF-WAY
WOONERF
FUTURE PHASE II DEVELOPMENT (N.I.C. - SHOWN FOR REFERENCE ONLY)
EXISTING BUILDING
5TH STREET NE
PROPOSED PUBLIC ART
POTENTIAL FUTURE STREETCAR STATION

Scale: 1" = 60'-0"

LANDSCAPE MATERIAL PLAN



LANDSCAPE MATERIAL LEGEND

1 STREETSCAPE 1

DECIDUOUS TREES (6-15 TREES)
ACCOLADE ELM
HONEY LOCUST
MAPLE VARIETIES
COLUMNAR OAK

SHRUBS / PERENNIALS (+/- 800 PLANTS)
COMPACT DOG WOOD
DAYLILY
WINTERGREEN BOXWOOD
PAVEMENT ROSE
KARL FORESTER
HYDRANGEA

2 STREETSCAPE 2

DECIDUOUS TREES (12-21 TREES)
RED MAPLE
RIVER BIRCH
SPRING SNOW CRABAPPLE

SHRUBS / PERENNIALS (+/- 150 PLANTS)
GOLD FLAME SPIREA
CAT MINT

3 WOONERF

MULTI-COLORED CONCRETE PAVER SYSTEM
SEE NARRATIVE FOR ALTERNATE.

LIGHT BOLLARDS SEPARATING PEDESTRIAN AND VEHICULAR TRAFFIC

PLANTER BOXES WITH DECIDUOUS TREES (3-6 TREES)

4 OPEN GREEN SPACE

LANDSCAPE BED WITH SHRUB EDGE AND PERENIALS

5 LIVING SCREEN WALL

OPTIONS
CLEMATIS
CLIMBING HYDRANGEA
DROPMORE SCARLET HONEYSUCKLE

LEVEL THREE

6 AMENITY TERRACE

DECIDUOUS TREES (+/- 10 TREES)
SPRING SNOW CRABAPPLE
RIVER BIRCH
JAPANES TREE LILAC

EVERGREEN TREES (+/- 10 TREES)
BLACK HILLS SPRUCE
AUTRIAN PINE
COLUMNAR JUNIPER

SHRUBS / PERENNIALS (+/- 300 PLANTS)
COMPACT DOGWOOD
WINTERGREEN BOXWOOD
DAYLILY
KARL FORESTER
FOUNTAIN GRASS
CLIMBING HYDRANGEA

7 LANDSCAPE ROOF GRADEN

+/- 6,000 PLANTS
A HARDSCAPE / MULCH (MEDIUM TEXTURE) - GREY LAVA ROCK
B HARDSCAPE / MULCH (FINE TEXTURE) - CRUSHER FINES "SANTE FE COLOR"
C VEGETATION - (FINE TEXTURE & BRIGHT COLOR) LIVE ROOF "CAREFREE SPECIES MIX"
D VEGETATION - (MEDIUM TEXTURE & DARK COLOR) LIVE ROOF "CAREFREE HEATER MIX"
E VEGETATION - OPTION 1: TURF
OPTION 2: EVERGREEN SEDUM (MIX WITH STRONG GREEN COLOR ALL YEAR ROUND)
F HARDSCAPE PATH - (FLAT) ROOF STONE (NATURAL)
G HARDSCAPE PATH - (FLAT) ROOF STONE (CHARCOAL)

8 DOG PARK

OPTIONS
1 - SYNTHETIC TURF
2 - CRUSHED ROCK

9 GREEN ROOF

REFER TO 7E FOR OPTIONS

Kimley»Horn

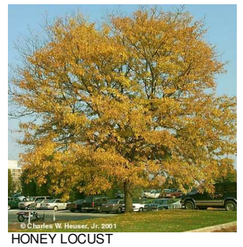
esg LENNAR MULTIFAMILY COMMUNITIES

LANDSCAPE MATERIALS

STREETSCAPE 1

DECIDUOUS TREES

ACCOLADE ELM


HONEY LOCUST

COLUMNAR OAK

SHRUBS / PERRENIALS

COMPACT DOGWOOD

DAYLILY

HYDRANGEA

PAVEMENT ROSE

KARL FORESTER

WINTERGREEN BOXWOOD

STREETSCAPE 2

DECIDUOUS TREES

RED MAPLE

RIVER BIRCH

SPRING SNOW CRABAPPLE

SHRUBS / PERRENIALS

GOLD FLAME SPIREA

CATMINT (KIT-KAT)

Kimley»Horn

esg LENNAR MULTIFAMILY COMMUNITIES

LANDSCAPE MATERIALS

WOONERF

LIVING SCREEN WALL

CLIMATIS

CLIMBING HYDRANGEA

DROPMORE HONEYSUCKLE

Kimley»Horn

esg LENNAR MULTIFAMILY COMMUNITIES

LANDSCAPE MATERIALS

AMENITY TERRACE

EVERGREEN TREES TREES

BLACK HILLS SPRUCE

AUSTRIAN PINE

COLUMNAR JUNIPER

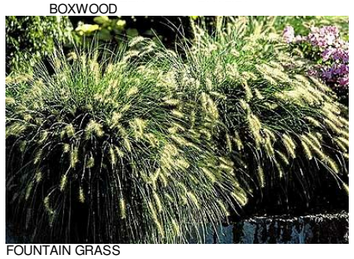
SHRUBS / PERENNIALS

COMPACT DOGWOOD

WINTERGREEN BOXWOOD

DAYLILY

KARL FORESTER


FOUNTAIN GRASS

CLIMBING HYDRANGEA

DECIDUOUS TREES

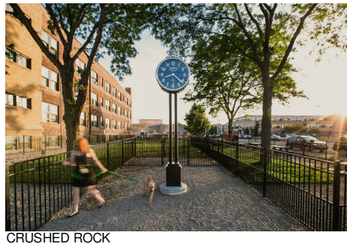
ACCOLADE ELM

RIVER BIRCH

SPRING SNOW CRABAPPLE

DOG PARK

CRUSHED ROCK


CRUSHED ROCK

SYNTHETIC TURF

LANDSCAPE ROOF GARDEN

VEGETATION - LIVE ROOF

GREEN SEDUM MIX "MINI ME"

GREEN SEDUM MIX

GREEN SEDUM MIX "RUPESTRE ANGELINA"

GREEN SEDUM MIX "SEXANGULARE"

GREY LAVA ROCK

HEATHER MIX

NATURAL ROOF STONE

CRUSHER FINES - "SANTE FE COLOR"

CAREFREE SPECIES MIX

Kimley»Horn

esg LENNAR MULTIFAMILY COMMUNITIES

BIRDSEYE PERSPECTIVES IN CONTEXT

LOOKING DOWN 1ST AVE NE

LOOKING DOWN UNIVERSITY AVE SE

BIRDSEYE PERSPECTIVES

LOOKINGSOUTH

LOOKING WEST

LOOKING EAST

LOOKING NORTH

PEDESTRIAN PERSPECTIVES

SECONDARY LOBBY ON UNIVERSITY

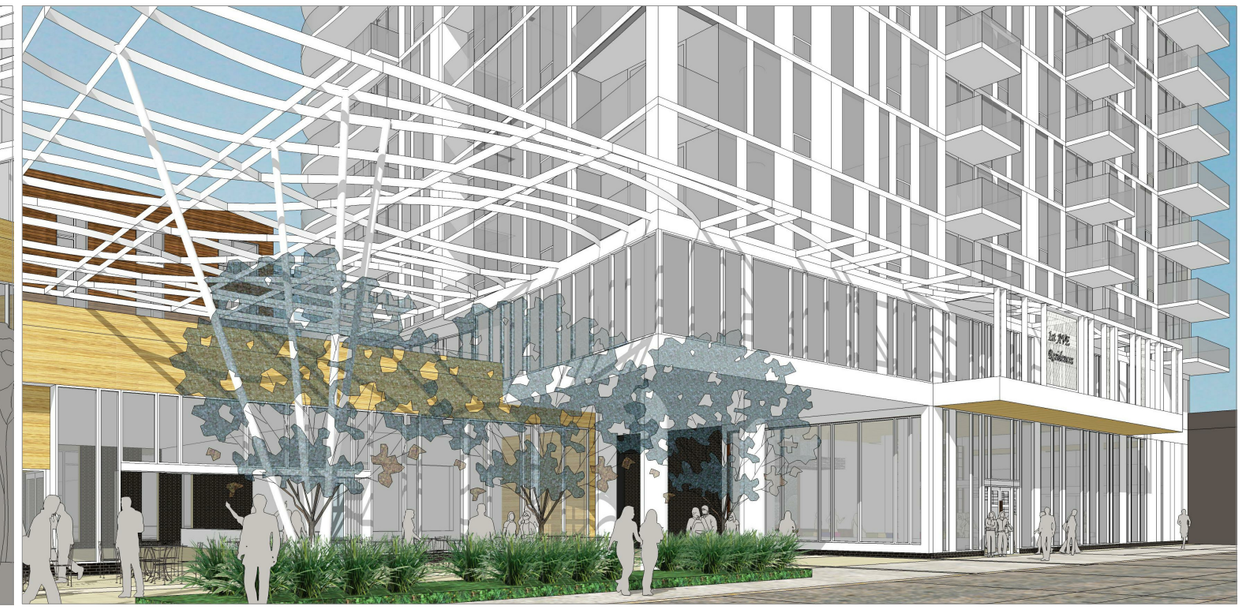
CORNER @ UNIVERSITY AND 1ST

RETAIL ARCADE

LOOKING WEST ALONG 1ST

PEDESTRIAN PERSPECTIVES

RESTAURANT @ 1ST AND 4TH



RESTAURANT - SERVICE DRIVE EXIT - LOBBY

VIEW OF 1ST AVE FACADE

PRIMARY RESIDENTIAL LOBBY

LOBBY PERSPECTIVES

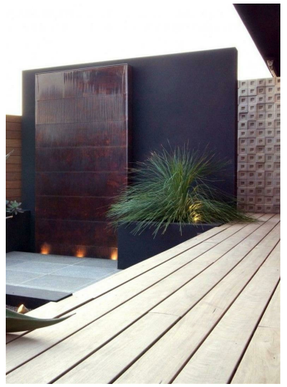
PRIMARY RESIDENTIAL LOBBY

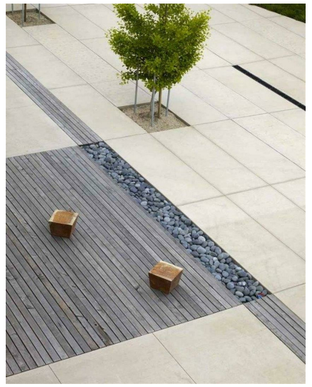
LOOKING TOWARD 1ST AVE

GRAND STAIR TO LEASING

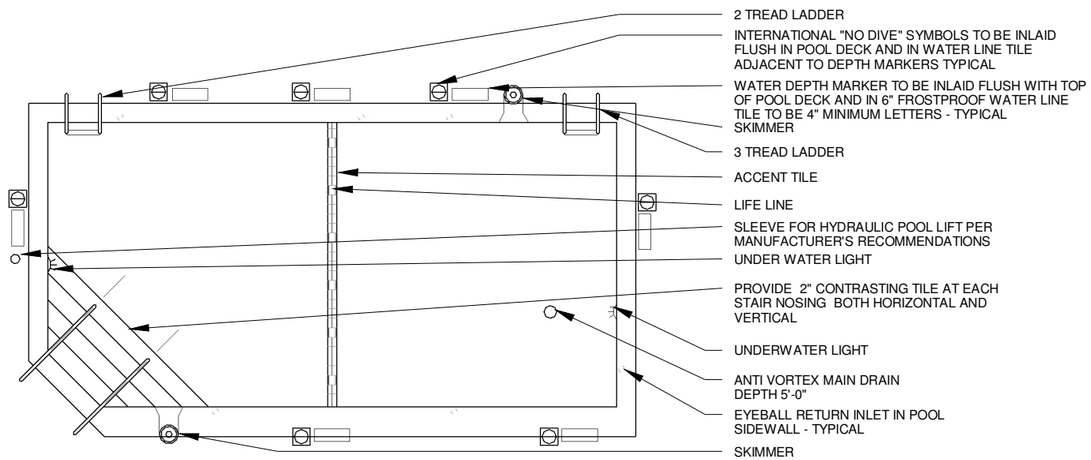
LOOKING DOWN FROM GRAND STAIR

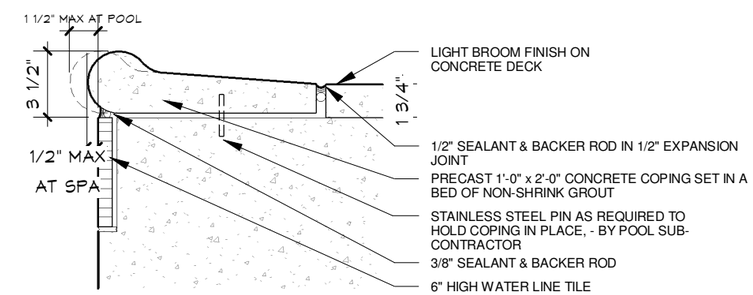
AMENITY TERRACE DESIGN DEVELOPMENT

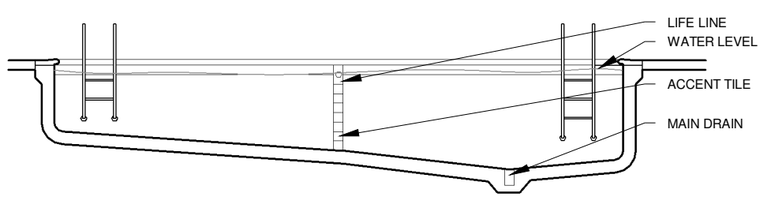


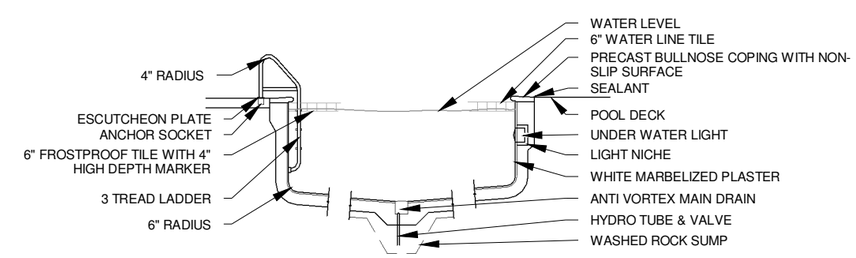


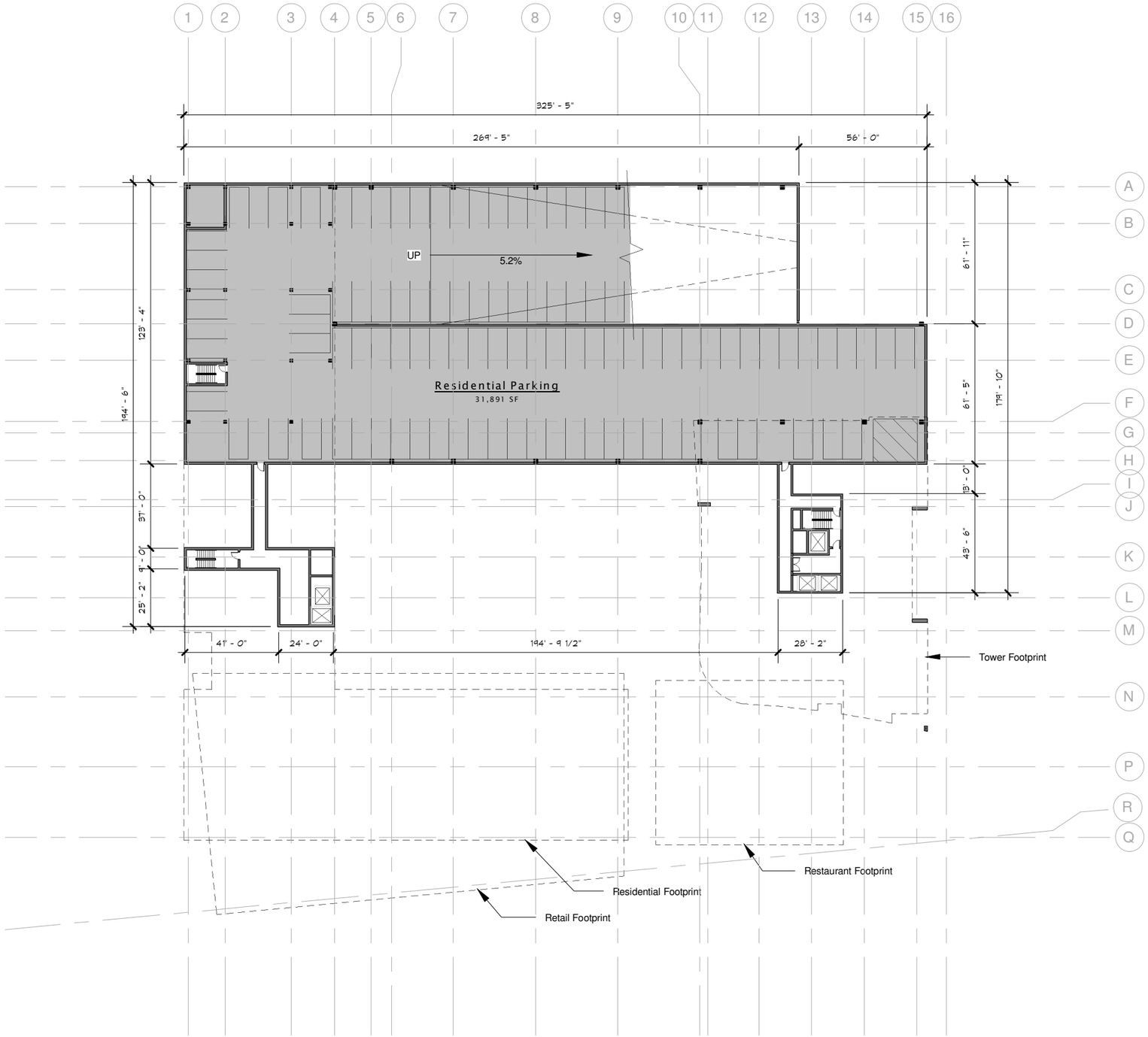
AMENITY TERRACE DESIGN DEVELOPMENT







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Q
325' - 5"
269' - 5"
56' - 0"
UP
5.2%
Residential Parking
31,891 SF
194' - 6"
129' - 4"
37' - 0"
9' - 0"
25' - 2"
61' - 11"
61' - 5"
179' - 10"
13' - 0"
43' - 6"
41' - 0"
24' - 0"
194' - 9 1/2"
28' - 2"
Tower Footprint
Restaurant Footprint
Residential Footprint
Retail Footprint

Scale: 1" = 50'-0"

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324' - 10 1/2"
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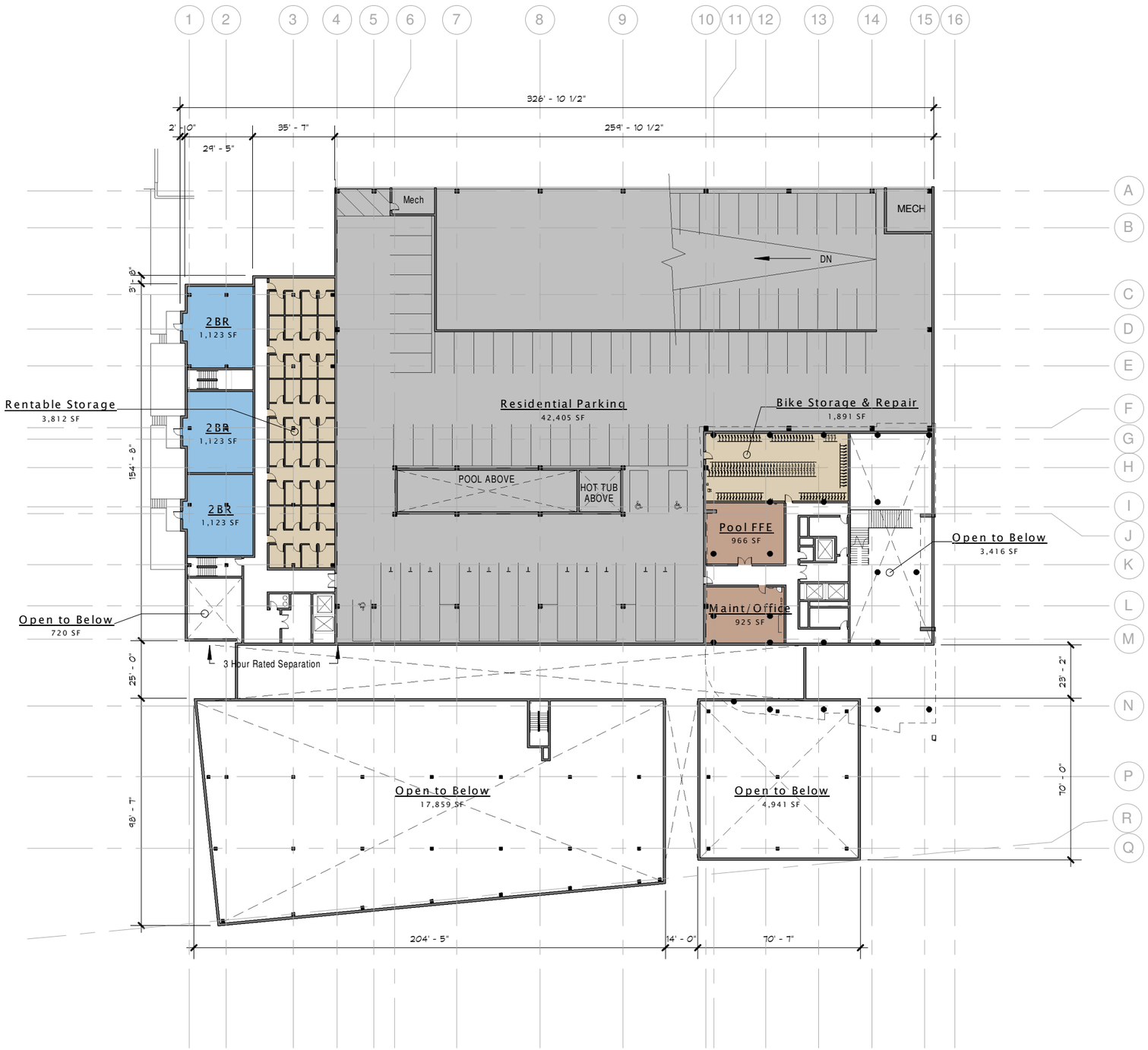
M
N
P
R
Q
Mech
Mech
UP
5.2%
Residential Parking
21,132 SF
DN
5.2%
Retail Parking
29,177 SF
Bike Storage & Repair
1,741 SF
T/R
1,256 SF
Move-In
Dog Wash
Lug.Cart
Mailroom
Lobby
4,131 SF
T/R
663 SF
2nd Lobby
1,004 SF
Service Alley & Arcade
9,256 SF
ONE WAY
DN
Retail
17,243 SF
Restaurant
4,941 SF
Residential Footprint Above
148' - 10"
320' - 7"
23' - 2"
98' - 7"
106' - 2"
95' - 8"
292' - 0"
22' - 2"
70' - 0"

Scale: 1" = 50'-0"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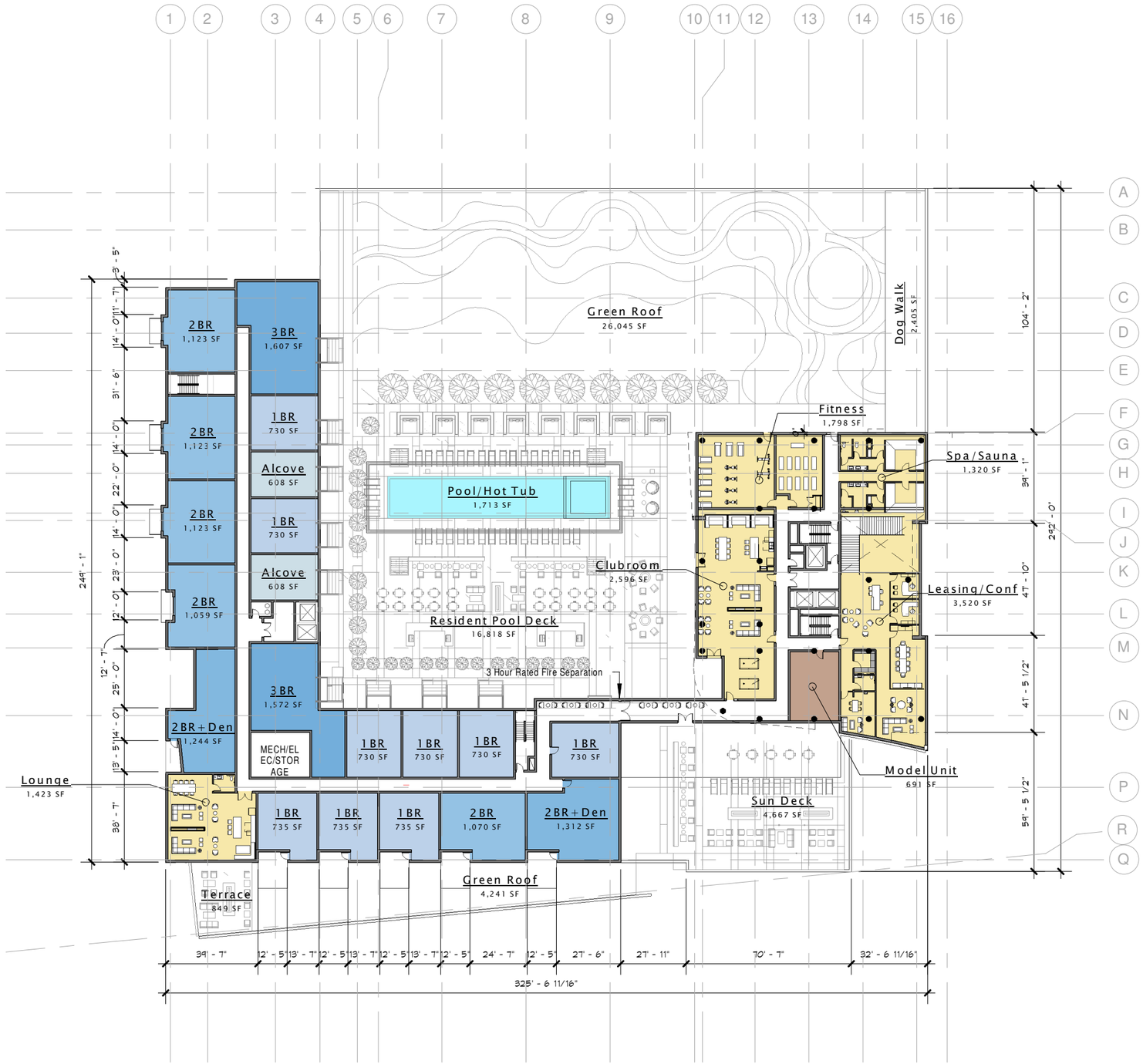
R
Q
326' - 10 1/2"
2' - 10"
35' - 7"
259' - 10 1/2"
29' - 5"
3' - 8"
154' - 8"
25' - 0"
98' - 7"
23' - 2"
70' - 0"
204' - 5"
14' - 0"
70' - 7"
Mech
MECH
DN
2 BR
1,123 SF
2 BR
1,123 SF
2 BR
1,123 SF
Rentable Storage
3,812 SF
Residential Parking
42,405 SF
Bike Storage & Repair
1,891 SF
POOL ABOVE
HOT TUB ABOVE
Pool FFE
966 SF
Open to Below
3,416 SF
Maint/Office
925 SF
Open to Below
720 SF
3 Hour Rated Separation
Open to Below
17,859 SF
Open to Below
4,941 SF

Scale: 1" = 50'-0"



Scale: 1" = 50'-0"

esg LENNAR MULTIFAMILY COMMUNITIES

3/23/2015

SUPERIOR PLATING – Committee of the Whole – CoW

MINNEAPOLIS, MN

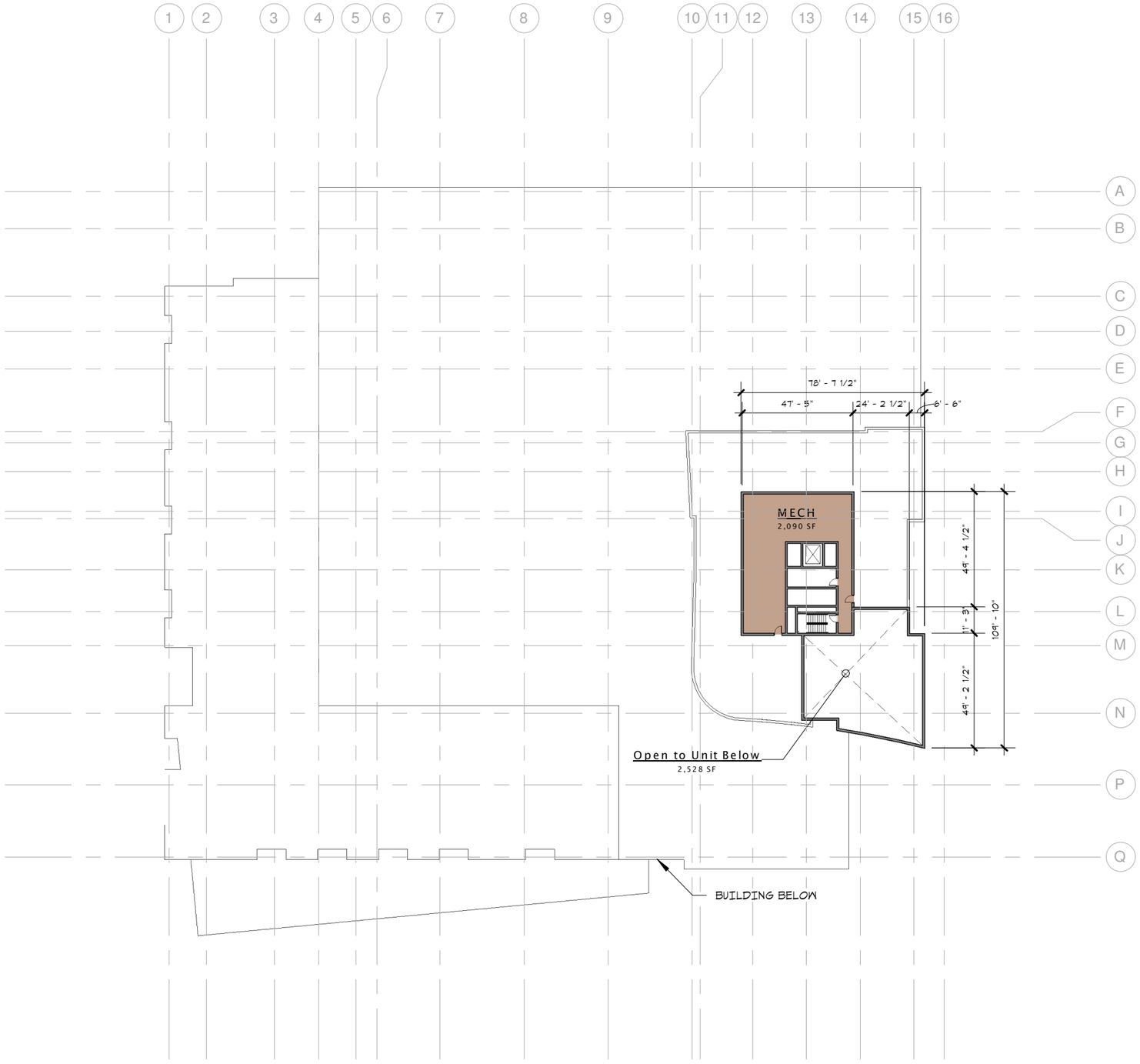
LEVEL 3 PLAN A18

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16
A B C D E F G H I J K L M N P R Q
194' - 6"
29' - 5"
36' - 7"
128' - 6"
244' - 1"
183' - 1"
66' - 0"
102' - 5 1/2"
40' - 7"
47' - 10"
49' - 2 1/2"
137' - 7 1/2"
2 BR 1,059 SF
3 BR 1,625 SF
1 BR 730 SF
Alcove 608 SF
3 BR 1,572 SF
STORAGE
2 BR + Den 1,244 SF
2 BR + Den 1,329 SF
2 BR 1,100 SF
1 BR 735 SF
2 BR 1,070 SF
2 BR + Den 1,312 SF
2 BR C-2 1,173 SF
1 BR B-1b 731 SF
2 BR C-1a 1,090 SF
Alcove AA-1 607 SF
1 BR B-2 757 SF
1 BR + Den BB-1 926 SF
2 BR C-3 1,194 SF
1 BR B-1a 723 SF
1 BR B-1c 755 SF
2 BR C-1b 1,143 SF
BUILDING BELOW
39' - 7"
12' - 5"
13' - 7"
24' - 7"
27' - 6"

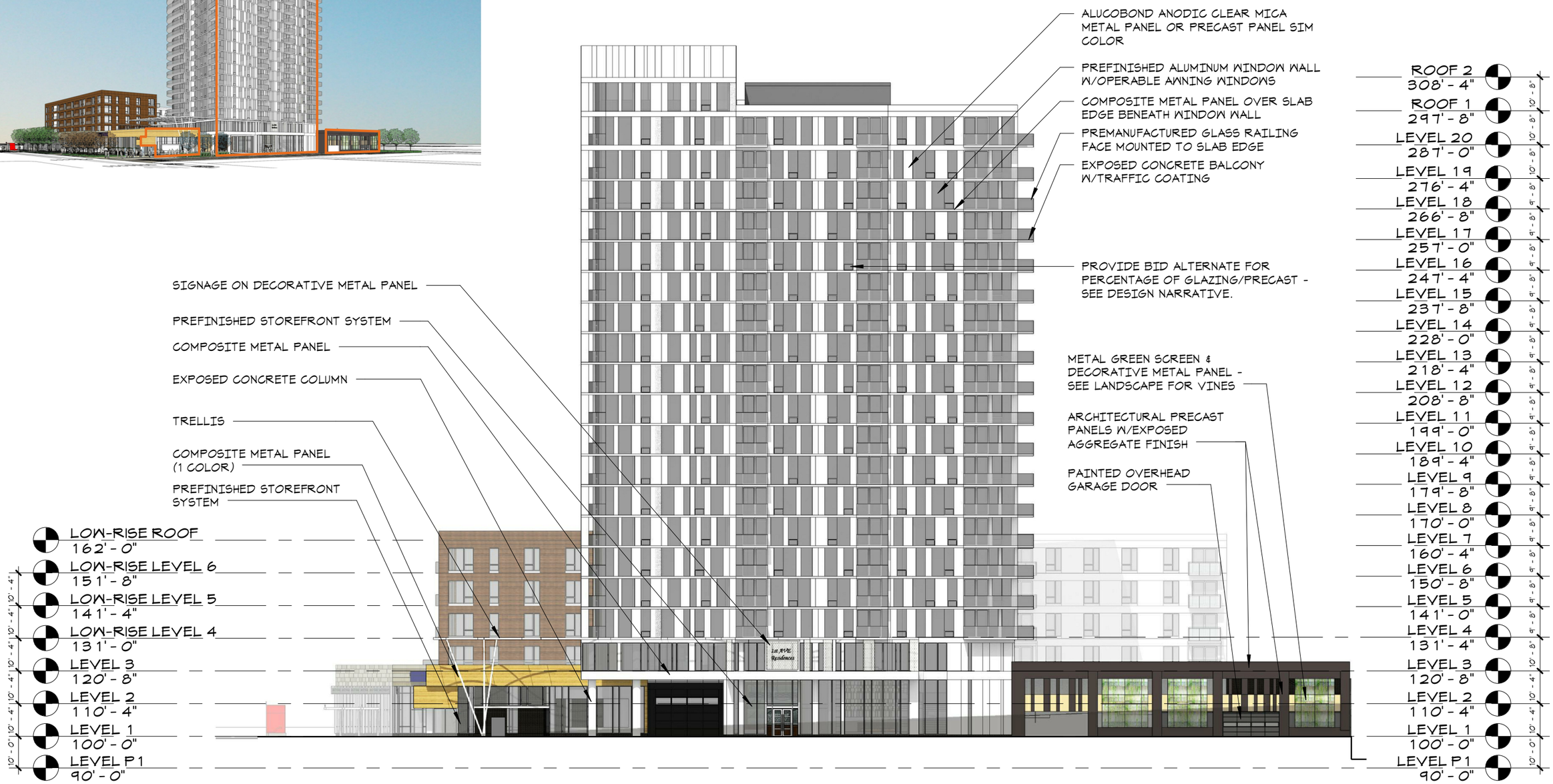
Scale: 1" = 50'-0"

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
A
B
C
D
E
F
G
H
I
J
K
L
M
N
P
Q
102' - 5 1/2"
2 BR
PH
1,903 SF
2 BR
PH
1,853 SF
1 BR + Den
PH
1,533 SF
1 BR + Den
PH
1,529 SF
2 BR
PH
1,917 SF
2 BR
PH
1,898 SF
40' - 7"
47' - 10"
137' - 7 1/2"
49' - 2 1/2"
BUILDING BELOW

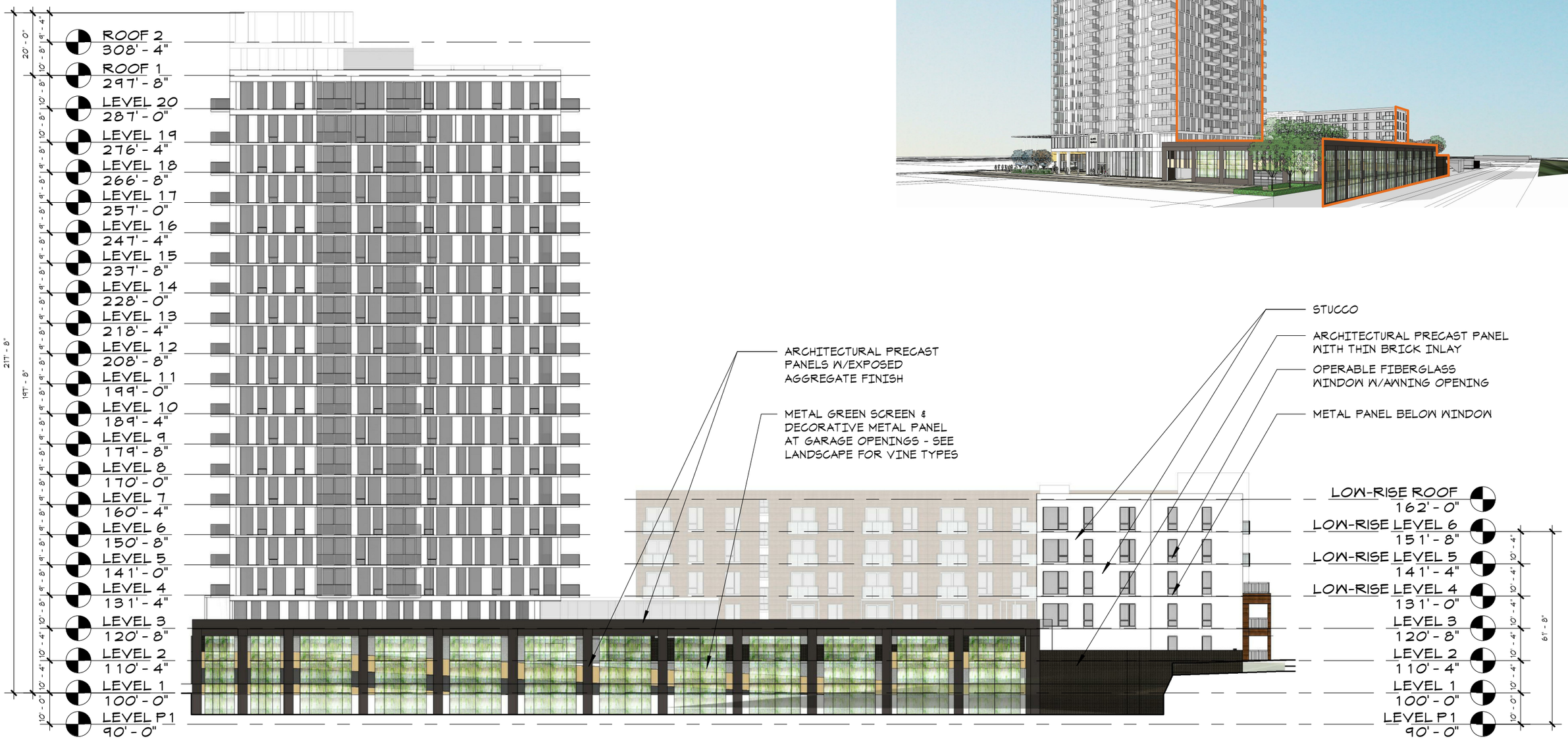
Scale: 1" = 50'-0"


1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
A
B
C
D
E
F
G
H
I
J
K
L
M
N
P
Q
78' - 7 1/2"
47' - 5"
24' - 2 1/2"
6' - 6"
MECH
2,090 SF
49' - 4 1/2"
11' - 3"
104' - 10"
49' - 2 1/2"
Open to Unit Below
2,528 SF
BUILDING BELOW

Scale: 1" = 50'-0"


ALUCOBOND ANODIC CLEAR MICA METAL PANEL OR PRECAST PANEL SIM COLOR
PREFINISHED ALUMINUM WINDOW WALL W/OPERABLE AWNING WINDOWS
COMPOSITE METAL PANEL OVER SLAB EDGE BENEATH WINDOW WALL
PREMANUFACTURED GLASS RAILING FACE MOUNTED TO SLAB EDGE
EXPOSED CONCRETE BALCONY W/TRAFFIC COATING
PROVIDE BID ALTERNATE FOR PERCENTAGE OF GLAZING/PRECAST - SEE DESIGN NARRATIVE.
METAL GREEN SCREEN & DECORATIVE METAL PANEL - SEE LANDSCAPE FOR VINES
ARCHITECTURAL PRECAST PANELS W/EXPOSED AGGREGATE FINISH
PAINTED OVERHEAD GARAGE DOOR
SIGNAGE ON DECORATIVE METAL PANEL
PREFINISHED STOREFRONT SYSTEM
COMPOSITE METAL PANEL
EXPOSED CONCRETE COLUMN
TRELLIS
COMPOSITE METAL PANEL (1 COLOR)
PREFINISHED STOREFRONT SYSTEM
LOW-RISE ROOF 162' - 0"
LOW-RISE LEVEL 6 151' - 8"
LOW-RISE LEVEL 5 141' - 4"
LOW-RISE LEVEL 4 131' - 0"
LEVEL 3 120' - 8"
LEVEL 2 110' - 4"
LEVEL 1 100' - 0"
LEVEL P1 90' - 0"
ROOF 2 308' - 4"
ROOF 1 297' - 8"
LEVEL 20 287' - 0"
LEVEL 19 276' - 4"
LEVEL 18 266' - 8"
LEVEL 17 257' - 0"
LEVEL 16 247' - 4"
LEVEL 15 237' - 8"
LEVEL 14 228' - 0"
LEVEL 13 218' - 4"
LEVEL 12 208' - 8"
LEVEL 11 199' - 0"
LEVEL 10 189' - 4"
LEVEL 9 179' - 8"
LEVEL 8 170' - 0"
LEVEL 7 160' - 4"
LEVEL 6 150' - 8"
LEVEL 5 141' - 0"
LEVEL 4 131' - 4"
LEVEL 3 120' - 8"
LEVEL 2 110' - 4"
LEVEL 1 100' - 0"
LEVEL P1 90' - 0"
10' - 0" 10' - 4" 10' - 4" 10' - 4" 10' - 4" 10' - 4"
10' - 8" 10' - 8" 10' - 8" 9' - 8" 9' - 8" 9' - 8" 9' - 8" 9' - 8" 9' - 8" 9' - 8" 9' - 8" 9' - 8" 9' - 8" 9' - 8" 9' - 8" 9' - 8" 9' - 8" 10' - 8" 10' - 4" 10' - 4" 10' - 4" 10' - 0"

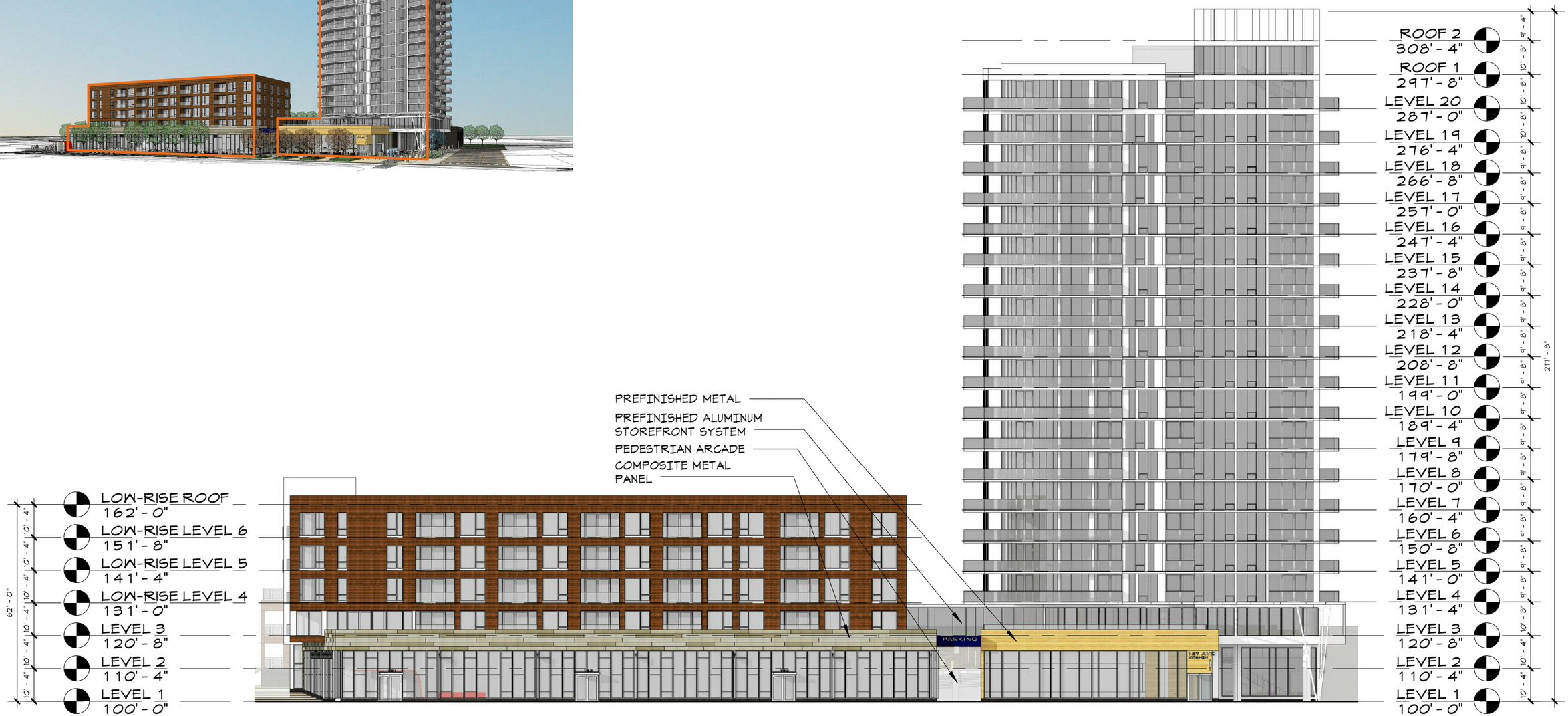
Scale: 1/32" = 1'-0"


ROOF 2
308' - 4"
ROOF 1
297' - 8"
LEVEL 20
287' - 0"
LEVEL 19
276' - 4"
LEVEL 18
266' - 8"
LEVEL 17
257' - 0"
LEVEL 16
247' - 4"
LEVEL 15
237' - 8"
LEVEL 14
228' - 0"
LEVEL 13
218' - 4"
LEVEL 12
208' - 8"
LEVEL 11
199' - 0"
LEVEL 10
189' - 4"
LEVEL 9
179' - 8"
LEVEL 8
170' - 0"
LEVEL 7
160' - 4"
LEVEL 6
150' - 8"
LEVEL 5
141' - 0"
LEVEL 4
131' - 4"
LEVEL 3
120' - 8"
LEVEL 2
110' - 4"
LEVEL 1
100' - 0"
LEVEL P1
90' - 0"
20' - 0"
217' - 8"
197' - 8"
ARCHITECTURAL PRECAST PANELS W/EXPOSED AGGREGATE FINISH
METAL GREEN SCREEN & DECORATIVE METAL PANEL AT GARAGE OPENINGS - SEE LANDSCAPE FOR VINE TYPES
STUCCO
ARCHITECTURAL PRECAST PANEL WITH THIN BRICK INLAY
OPERABLE FIBERGLASS WINDOW W/AWNING OPENING
METAL PANEL BELOW WINDOW
LOW-RISE ROOF
162' - 0"
LOW-RISE LEVEL 6
151' - 8"
LOW-RISE LEVEL 5
141' - 4"
LOW-RISE LEVEL 4
131' - 0"
LEVEL 3
120' - 8"
LEVEL 2
110' - 4"
LEVEL 1
100' - 0"
LEVEL P1
90' - 0"
61' - 8"

Scale: 1/32" = 1'-0"

MODULAR BRICK VENEER
FIBERGLASS PATIO SLIDER
PREMANUFACTURED HANGING BALCONY & GLASS RAILING
PREMANUFACTURED RAILING W/VERTICAL PICKETS
GLASSFIBRE REINFORCED CONCRETE SLATS
STUCCO
METAL PANEL
PREFINISHED ALUMINUM STOREFRONT SYSTEM
PAINTED HIGH SPEED OVERHEAD GARAGE DOOR
GLASSFIBRE REINFORCED CONCRETE SLATS
OPERABLE FIBERGLASS WINDOWS AND PATIO SLIDERS
PREMANUFACTURED HANGING BALCONY & GLASS RAILING
COMPOSITE METAL PANEL (3 COLOR BLEND)
PREFINISHED ALUMINUM STOREFRONT SYSTEM
MODULAR BRICK VENEER
LOW-RISE ROOF 162' - 0"
LOW-RISE LEVEL 6 151' - 8"
LOW-RISE LEVEL 5 141' - 4"
LOW-RISE LEVEL 4 131' - 0"
LEVEL 3 120' - 8"
LEVEL 2 110' - 4"
LEVEL 1 100' - 0"
62' - 0"
10' - 4"
ROOF 2 308' - 4"
ROOF 1 297' - 8"
LEVEL 20 287' - 0"
LEVEL 19 276' - 4"
LEVEL 18 266' - 8"
LEVEL 17 257' - 0"
LEVEL 16 247' - 4"
LEVEL 15 237' - 8"
LEVEL 14 228' - 0"
LEVEL 13 218' - 4"
LEVEL 12 208' - 8"
LEVEL 11 199' - 0"
LEVEL 10 189' - 4"
LEVEL 9 179' - 8"
LEVEL 8 170' - 0"
LEVEL 7 160' - 4"
LEVEL 6 150' - 8"
LEVEL 5 141' - 0"
LEVEL 4 131' - 4"
LEVEL 3 120' - 8"
LEVEL 2 110' - 4"
LEVEL 1 100' - 0"
10' - 8"
9' - 8"
208' - 4"

Scale: 1/32" = 1'-0"


PREFINISHED METAL
PREFINISHED ALUMINUM STOREFRONT SYSTEM
PEDESTRIAN ARCADE
COMPOSITE METAL PANEL
LOW-RISE ROOF 162'-0"
LOW-RISE LEVEL 6 151'-8"
LOW-RISE LEVEL 5 141'-4"
LOW-RISE LEVEL 4 131'-0"
LEVEL 3 120'-8"
LEVEL 2 110'-4"
LEVEL 1 100'-0"
62'-0"
10'-4"
PARKING
ROOF 2 308'-4"
ROOF 1 297'-8"
LEVEL 20 287'-0"
LEVEL 19 276'-4"
LEVEL 18 266'-8"
LEVEL 17 257'-0"
LEVEL 16 247'-4"
LEVEL 15 237'-8"
LEVEL 14 228'-0"
LEVEL 13 218'-4"
LEVEL 12 208'-8"
LEVEL 11 199'-0"
LEVEL 10 189'-4"
LEVEL 9 179'-8"
LEVEL 8 170'-0"
LEVEL 7 160'-4"
LEVEL 6 150'-8"
LEVEL 5 141'-0"
LEVEL 4 131'-4"
LEVEL 3 120'-8"
LEVEL 2 110'-4"
LEVEL 1 100'-0"
9'-4"
10'-8"
9'-8"
217'-8"

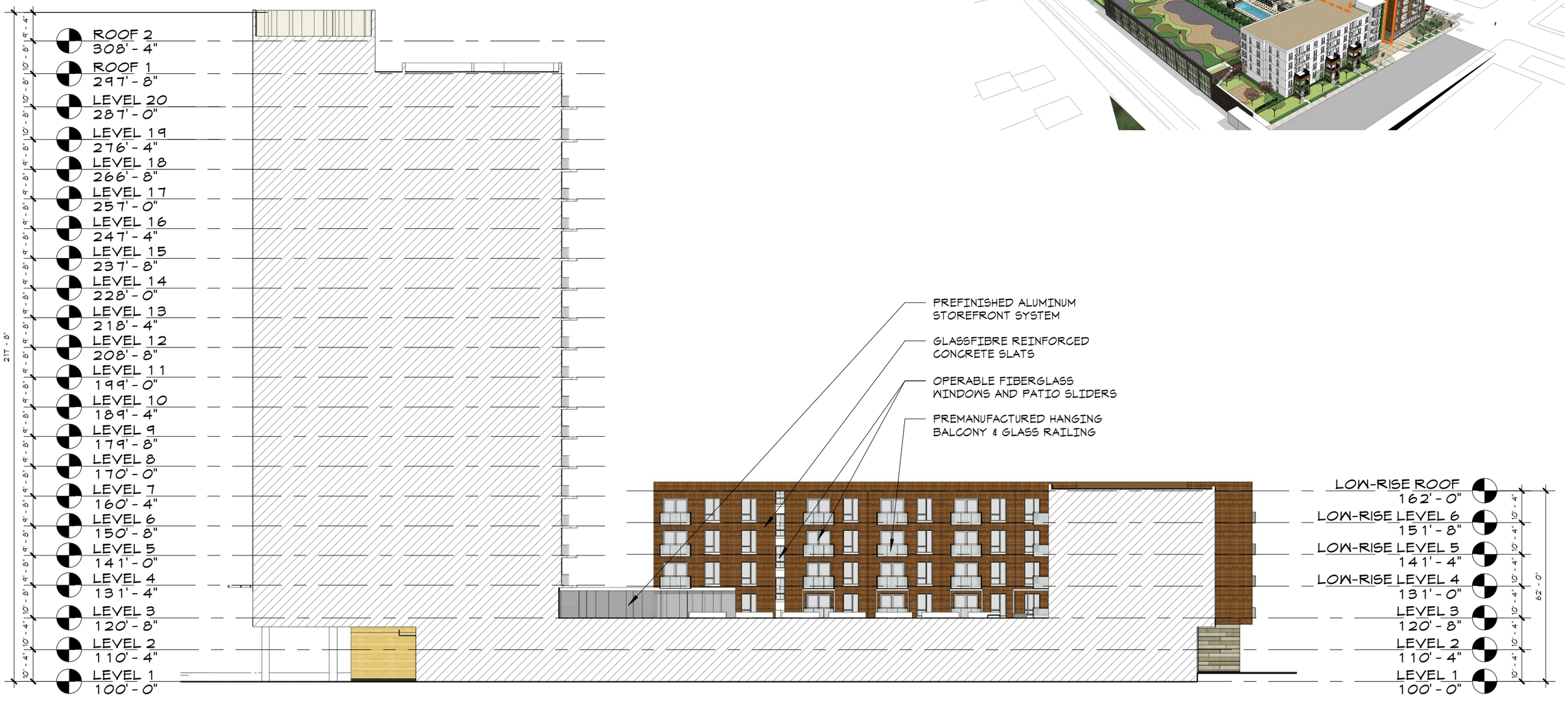
Scale: 1/32" = 1'-0"

HENNEPIN AVENUE N
UNIVERSITY AVE

ALUCOBOND ANODIC CLEAR MICA METAL PANEL OR PRECAST PANEL SIM COLOR
PREFINISHED ALUMINUM WINDOW WALL W/OPERABLE AWNING WINDOWS
COMPOSITE METAL PANEL OVER SLAB EDGE BENEATH WINDOW WALL
PREMANUFACTURED GLASS RAILING FACE MOUNTED TO SLAB EDGE
EXPOSED CONCRETE BALCONY W/TRAFFIC COATING
ROOF 2 308'-4"
ROOF 1 297'-8"
LEVEL 20 287'-0"
LEVEL 19 276'-4"
LEVEL 18 266'-8"
LEVEL 17 257'-0"
LEVEL 16 247'-4"
LEVEL 15 237'-8"
LEVEL 14 228'-0"
LEVEL 13 218'-4"
LEVEL 12 208'-8"
LEVEL 11 199'-0"
LEVEL 10 189'-4"
LEVEL 9 179'-8"
LEVEL 8 170'-0"
LEVEL 7 160'-4"
LEVEL 6 150'-8"
LEVEL 5 141'-0"
LEVEL 4 131'-4"
LEVEL 3 120'-8"
LEVEL 2 110'-4"
LEVEL 1 100'-0"
LEVEL P1 90'-0"
10'-8"
31'-0"
9'-8"
10'-4"
10'-0"

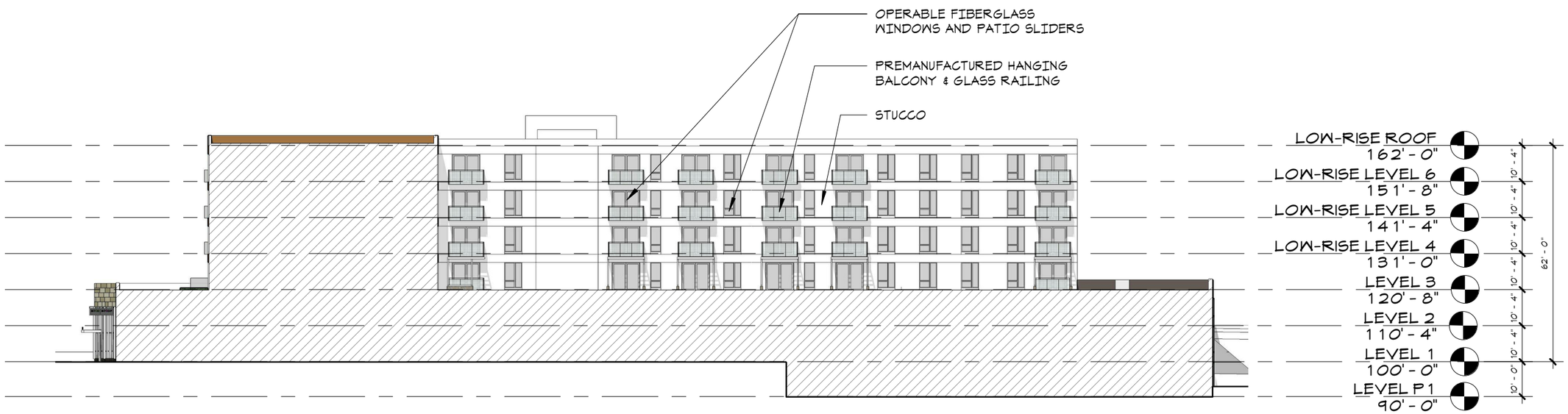
Scale: 1/32" = 1'-0"

HENNEPIN AVENUE E
UNIVERSITY


ROOF 2
308' - 4"
ROOF 1
297' - 8"
LEVEL 20
287' - 0"
LEVEL 19
276' - 4"
LEVEL 18
266' - 8"
LEVEL 17
257' - 0"
LEVEL 16
247' - 4"
LEVEL 15
237' - 8"
LEVEL 14
228' - 0"
LEVEL 13
218' - 4"
LEVEL 12
208' - 8"
LEVEL 11
199' - 0"
LEVEL 10
189' - 4"
LEVEL 9
179' - 8"
LEVEL 8
170' - 0"
LEVEL 7
160' - 4"
LEVEL 6
150' - 8"
LEVEL 5
141' - 0"
LEVEL 4
131' - 4"
LEVEL 3
120' - 8"
LEVEL 2
110' - 4"
LEVEL 1
100' - 0"
217' - 8"
PREFINISHED ALUMINUM STOREFRONT SYSTEM
GLASSFIBRE REINFORCED CONCRETE SLATS
OPERABLE FIBERGLASS WINDOWS AND PATIO SLIDERS
PREMANUFACTURED HANGING BALCONY & GLASS RAILING
LOW-RISE ROOF
162' - 0"
LOW-RISE LEVEL 6
151' - 8"
LOW-RISE LEVEL 5
141' - 4"
LOW-RISE LEVEL 4
131' - 0"
LEVEL 3
120' - 8"
LEVEL 2
110' - 4"
LEVEL 1
100' - 0"
62' - 0"

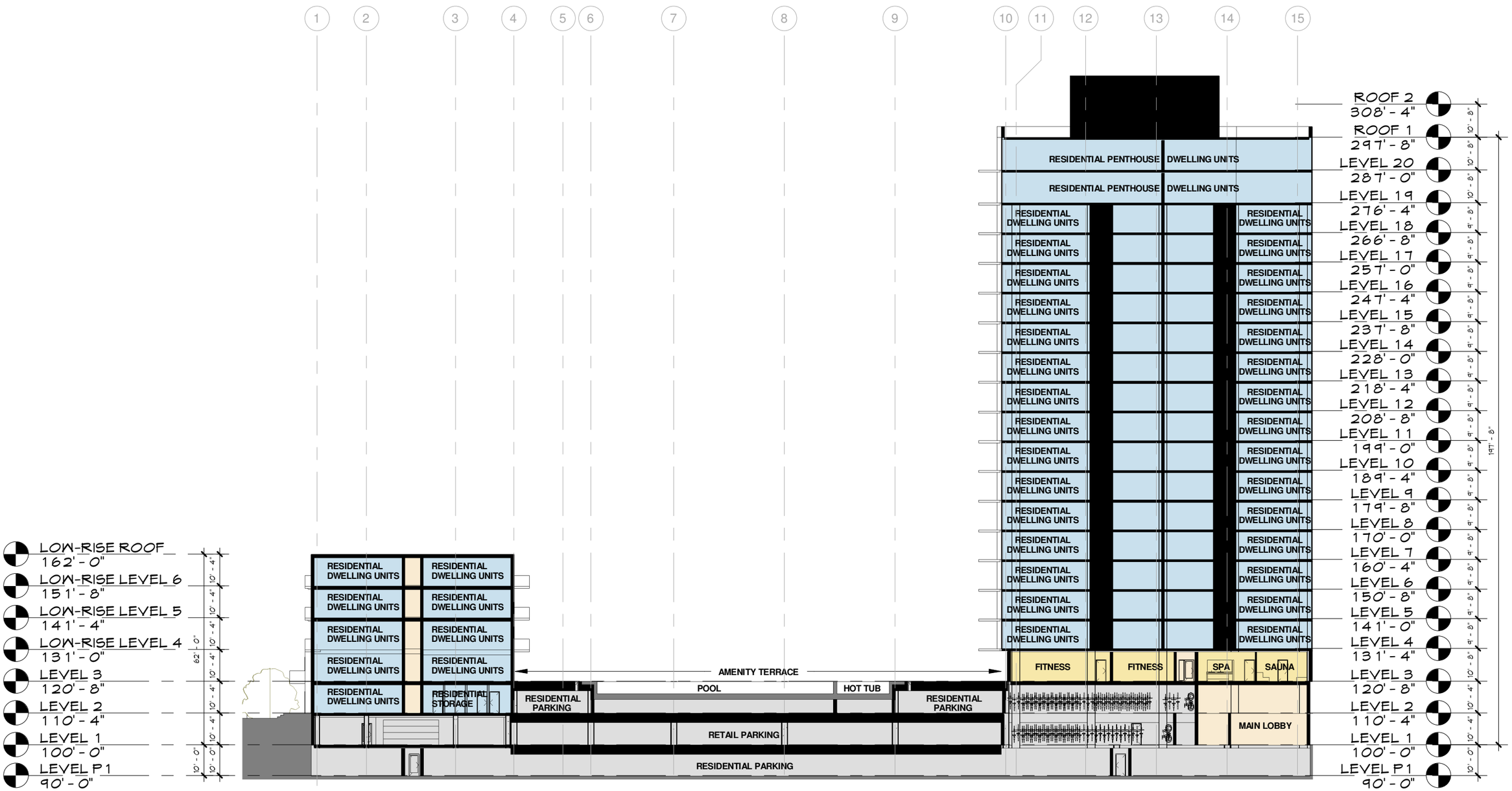
Scale: 1/32" = 1'-0"

3RD STREET NE
SHERIDAN AVENUE NE
2ND STREET NE

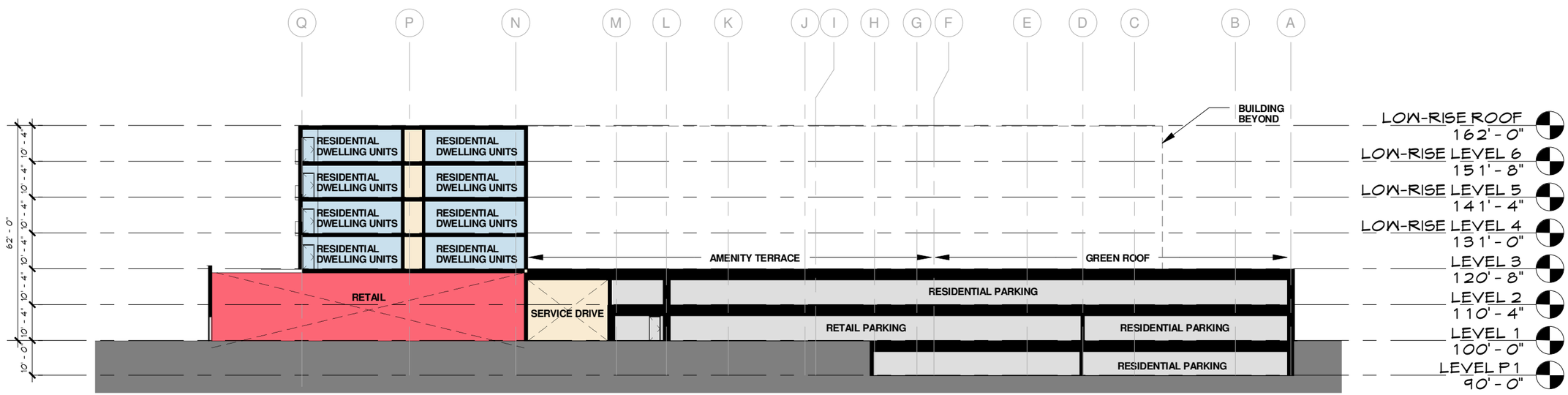

OPERABLE FIBERGLASS
WINDOWS AND PATIO SLIDERS
PREMANUFACTURED HANGING
BALCONY & GLASS RAILING
STUCCO
LOW-RISE ROOF
162' - 0"
LOW-RISE LEVEL 6
151' - 8"
LOW-RISE LEVEL 5
141' - 4"
LOW-RISE LEVEL 4
131' - 0"
LEVEL 3
120' - 8"
LEVEL 2
110' - 4"
LEVEL 1
100' - 0"
LEVEL P1
90' - 0"
10' - 4"
10' - 4"
10' - 4"
10' - 4"
10' - 4"
10' - 4"
10' - 4"
10' - 0"
82' - 0"

Scale: 1/32" = 1'-0"

BUILDING SECTION THROUGH TOWER



BUILDING SECTION THROUGH PARKING & RETAIL



METRICS BUILDING, UNIT, & PARKING

Building Area Summary

Level	Use	Total GSF	Stick GSF	Tower GSF	Parking GSF	Restaurant/ Retail GSF	Circulation/ Trash/Maint	Rentable Storage	Amenity GSF	Low Rise RSF	Stk Units	Tower RSF	Twr Units	Stick Eff	Tower Eff
Level P1	Parking	**35,601**			32,527		3,074								
Level 1*	Retail/Park/Amenity	**86,040**			51,344	22,184	7,362		5,150						
Level 2**	Retail/Res/Parking	**86,009**			43,586		35,242	3,812		3,369	3				
Level 3***	Res/Amenity	**36,963**	23,972	12,991			6,581		11,348	19,034	20				
Level 4	Residential	**36,202**	23,920	12,282			5,074			20,541	21	10,587	12	85.9%	86.2%
Level 5	Residential	**36,202**	23,920	12,282			5,074			20,541	21	10,587	12	85.9%	86.2%
Level 6	Residential	**36,202**	23,920	12,282			5,074			20,541	21	10,587	12		29.2%
Level 7	Residential	**12,282**		12,282			1,695					10,587	12		86.2%
Level 8	Residential	**12,282**		12,282			1,695					10,587	12		86.2%
Level 9	Residential	**12,282**		12,282			1,695					10,587	12		86.2%
Level 10	Residential	**12,282**		12,282			1,695					10,587	12		86.2%
Level 11	Residential	**12,282**		12,282			1,695					10,587	12		86.2%
Level 12	Residential	**12,282**		12,282			1,695					10,587	12		86.2%
Level 13	Residential	**12,282**		12,282			1,695					10,587	12		86.2%
Level 14	Residential	**12,282**		12,282			1,695					10,587	12		86.2%
Level 15	Residential	**12,282**		12,282			1,695					10,587	12		86.2%
Level 16	Residential	**12,282**		12,282			1,695					10,587	12		86.2%
Level 17	Residential	**12,282**		12,282			1,695					10,587	12		86.2%
Level 18	Residential	**12,282**		12,282			1,695					10,587	12		86.2%
Level 19	Res Penthouse	**12,282**		12,282			1,649					10,633	6		86.6%
Level 20	Res Penthouse	**12,282**		12,282			1,649					10,633	6		86.6%
Lower Roof Level****	Mechanical	**5,473**		5,473			5,473								
Total		**530,640**			127,457	22,184	87,821		16,498	84,026	86	158,805	192		

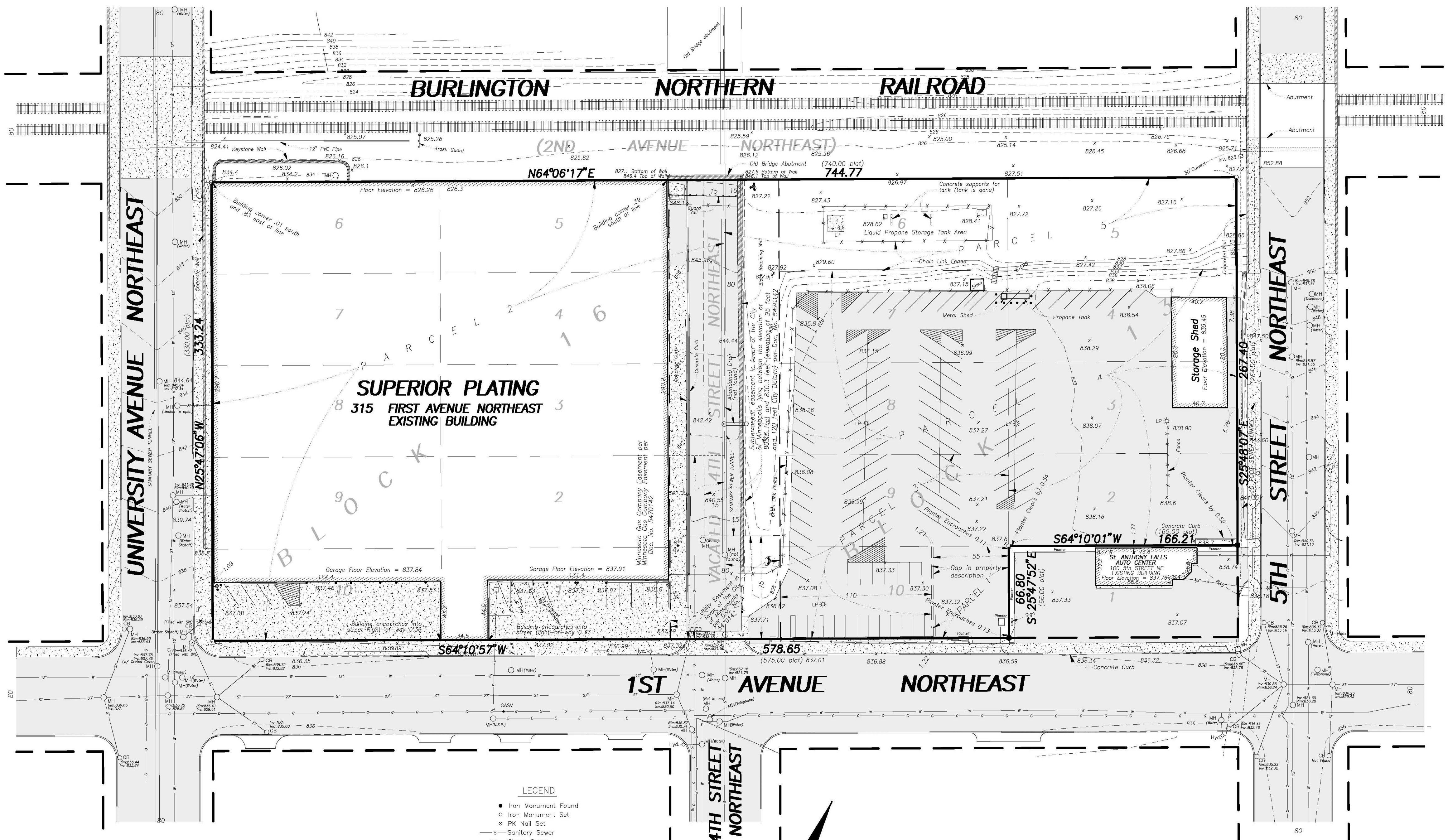
*Additional 9,472 SF Two Story Height Service Alley + Arcade
**29,936 SF of the total is "Open to Below"
***Additional SF: 16,738 Pool Deck, 1,713 Pool, 2,405 Dog Walk, 30,695 Green Roof w/ paths, 4,338 Sun Deck, 849 SF Terrace
****2,528 SF of the total is open to below

Unit Metrics

Level	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	TOTAL	%	Beds
Alcove	0	0	2	3	3	3	1	1	1	1	1	1	1	1	1	1	1	1	0	0	23	8%	23
1 Bedroom	0	0	9	14	14	14	6	6	6	6	6	6	6	6	6	6	6	6	0	0	123	44%	123
1 Bedroom + Den	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	15	5%	15
2 Bedroom	0	3	5	10	10	10	4	4	4	4	4	4	4	4	4	4	4	4	0	0	86	31%	172
2 Bedroom + Den	0	0	2	3	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	4%	22
3 Bedroom	0	0	2	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	3%	24
Penthouse	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6	12	4%	20
	0	**3**	**20**	**33**	**33**	**33**	**12**	**12**	**12**	**12**	**12**	**12**	**12**	**12**	**12**	**12**	**12**	**12**	**6**	**6**	**278**		**399**

PARKING SCHEDULE	
RESIDENTIAL PARKING	256 STALLS
RETAIL PARKING	84 STALLS
TOTAL PARKING	340 STALLS

ALTA/ACSM Land Title Survey For:
SUPERIOR PLATING, INC.
of 315 1st Ave. NE, Minneapolis, MN.



LEGEND

- ● Iron Monument Found
- ○ Iron Monument Set
- ⊗ PK Nail Set
- —S— Sanitary Sewer
- —ST— Storm Sewer
- —W— Watermain
- Hyd. Hydrant
- GV Gate Valve
- GASV Gas Valve
- MH Manhole
- CB Catch Basin
- LS Lift Station
- CO Cleanout
- ▷ Flared End
- Inv. Invert Elevation
- • Guard Post
- S Sign
- PP Power Pole
- LP Light Pole
- E Electrical Transformer
- T Telephone Pedestal
- Concrete Surface
- Bituminous Surface
- —G— Buried Gas
- —T— Buried Telephone
- —E— Buried Electric
- Observation Well

0 20 40 80 120
Scale in Feet

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

SURVEYOR NOTES

* Property is subject to minerals and mineral rights in favor of the State of Minnesota, in trust for the taxing districts concerned, as reserved in Conveyance of Forfeited Lands dated November 12, 1946, filed December 4, 1946 in Book 1615 of deeds, page 294 as Document Number 2412792. (affecting Lots 2 and 3 in Block 13)
* Rights reserved by Burlington Northern Railroad Company, a Delaware corporation, and the terms, conditions, covenants and provisions as set forth and contained in Quitclaim Deed dated September 25, 1996, filed November 8, 1996 as Document Number 6659991. (affecting Lots 5 and 6, Block 13 and that part of vacated 4th St. NE accruing to Lot 6)
* Spot elevations and contours were taken from a previous survey prepared by Rehder & Associates, Inc., dated December 6th, 1995, revised November 14th, 1996. This information was not reverified for this survey, except that additional spot shots were taken on Lots 5 and 6, Block 13.

NOTES

Bearings shown are based on an assumed datum.

Utilities shown are from information furnished by the City of Minneapolis, Xcel Energy, Minnegasco and Qwest in response to Gopher State One Call Ticket No. 42730. All other utility companies failed to respond.

Contact Gopher State One Call at 651–454–0002 for precise utility locations before any construction shall begin.

Benchmark: Top of Hydrant located in the northeast corner of the intersection of 1st Ave. North and University Ave. Northeast. Elevation = 840.18 feet N.G.V.D.–1929 datum. Subtract 710.3 feet to convert to City of Minneapolis Datum.

Area of property = 237,471 Sq. ft. or 5.452 Acres

Number of parking stalls on site = 145

Zoning of property: B3C–2 (Community Commercial)

There are no setback requirements for this property per the City of Minneapolis Zoning Department.

This property is located in Flood Zone C (area of minimal flooding) per Flood Zone Panel No. 270172 0006 B, dated February 18th, 1981.

Building setbacks, zoning and flood zone information obtained from the City of Minneapolis.

LEGAL DESCRIPTION

The Northeasterly 55 feet of Lot 10, Block 13, ST. ANTHONY FALLS, according to the recorded plat thereof, Hennepin County, Minnesota.

(torrens property)

and

All of Block 16, ST. ANTHONY FALLS, according to the recorded plat thereof, Hennepin County, Minnesota, and that part of the adjoining half of vacated Fourth Street Northeast which accrued thereto by reason of its vacation thereof.

(abstract property)

and

Lot 9 and the Front also being the Southwesterly 110 feet of Lot 10, Block 13, ST. ANTHONY FALLS, according to the recorded plat thereof, Hennepin County, Minnesota, and that part of the adjoining half of vacated Fourth Street Northeast which accrued thereto by reason of its vacation thereof.

(abstract property)

and

Lots 2, 3, 4, 7 and 8, Block 13, ST. ANTHONY FALLS, according to the recorded plat thereof, Hennepin County, Minnesota, and that part of the adjoining half of vacated Fourth Street Northeast which accrued thereto by reason of its vacation thereof.

(abstract property)

and

Lots 5 and 6, Block 13, ST. ANTHONY FALLS, according to the recorded plat thereof, together with the Easterly 40.0 feet of 80.0 foot wide 4th Street Northeast vacated by Resolution 88R–312, approved August 18, 1988, lying adjacent to said Lot 6, Hennepin County, Minnesota.

(abstract property)

To: SUPERIOR PLATING, INC., a Minnesota 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 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Dated this 24th day of April, 2002.

REHDER AND ASSOCIATES, INC.

Alvin R. Rehder, Land Surveyor
Minnesota License No. 13295

Rehder and Associates, Inc.
CIVIL ENGINEERS AND LAND SURVEYORS
3440 Federal Drive • Suite 240 • Eagan, Minnesota • Phone (612) 452–5051

JOB: 024–1375.011 FILE: 02–129