



MINNEAPOLIS DEMOCRACY CENTER
SCHEMATIC DESIGN
SEPTEMBER 22, 2025



**Minneapolis Elections
and Voter Services**

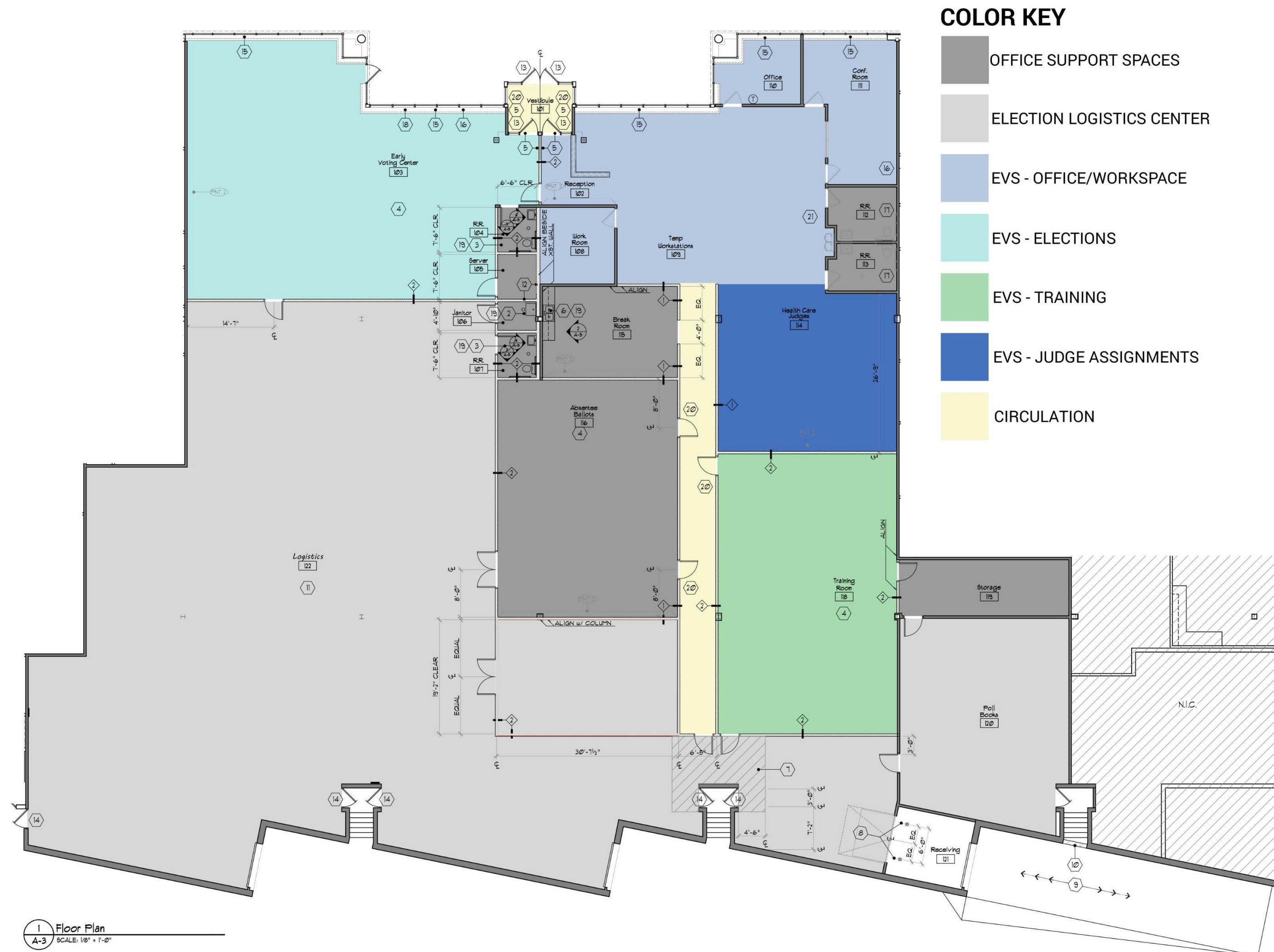
980 E Hennepin Ave,
Minneapolis, MN 55414
EXISTING FACILITIES

**ELECTION AND VOTING
SERVICES**
*Administration, Logistics
and Early Voting*

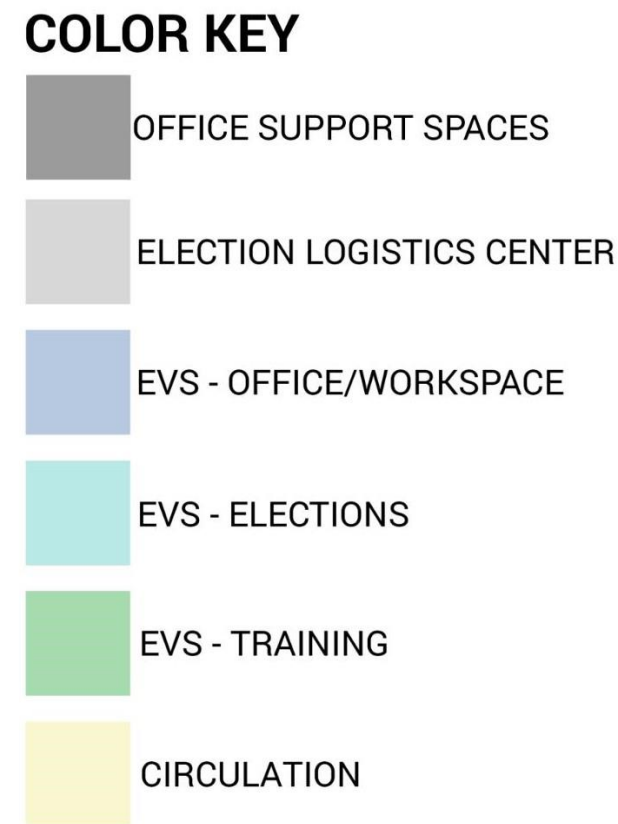
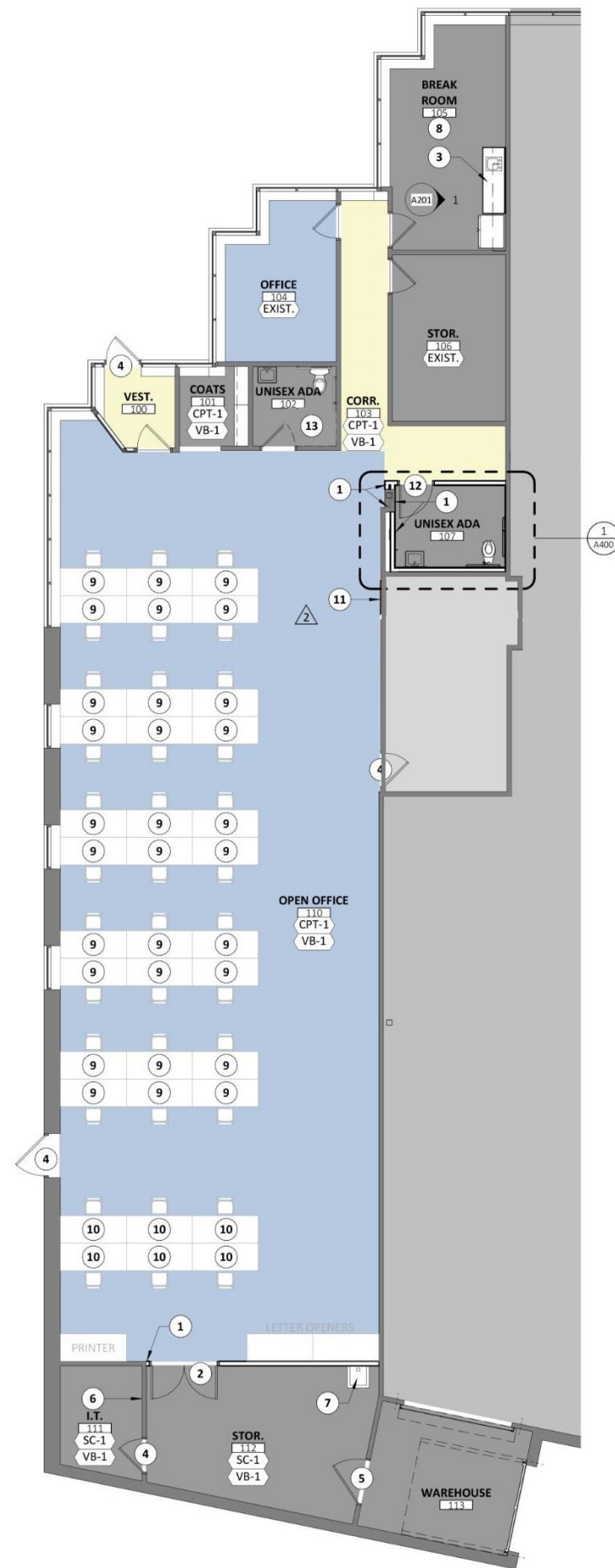
**ELECTION AND VOTING
SERVICES**
Mail in Voting

**ELECTION AND VOTING
SERVICES**
*Ballot Board and
Tabulation*

ELECTION AND VOTING SERVICES CURRENT FACILITIES

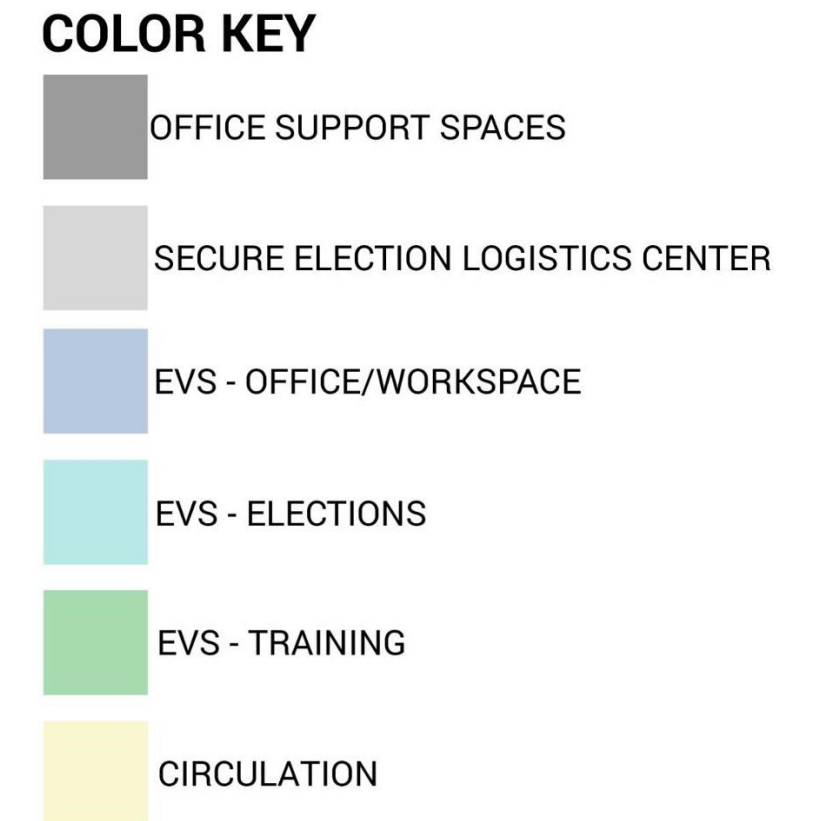
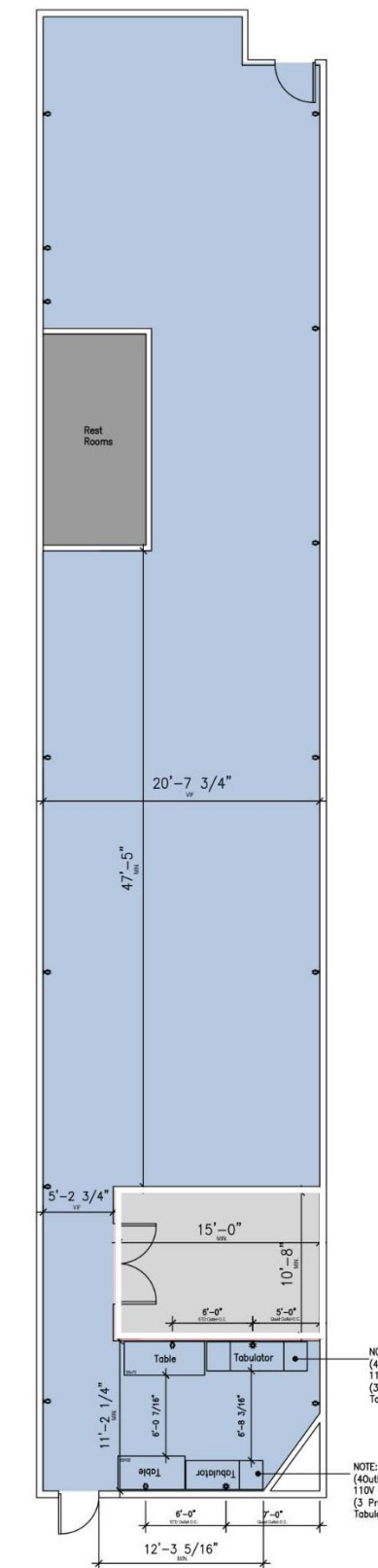


CURRENT ELECTION AND VOTING SERVICES - ADMINISTRATION, EARLY VOTING AND LOGISTICS 980 E Hennepin Ave, Minneapolis, MN 55414



CURRENT ELECTION AND VOTING SERVICES - MAIL IN BALLOT

980 E Hennepin Ave, Minneapolis, MN 55414

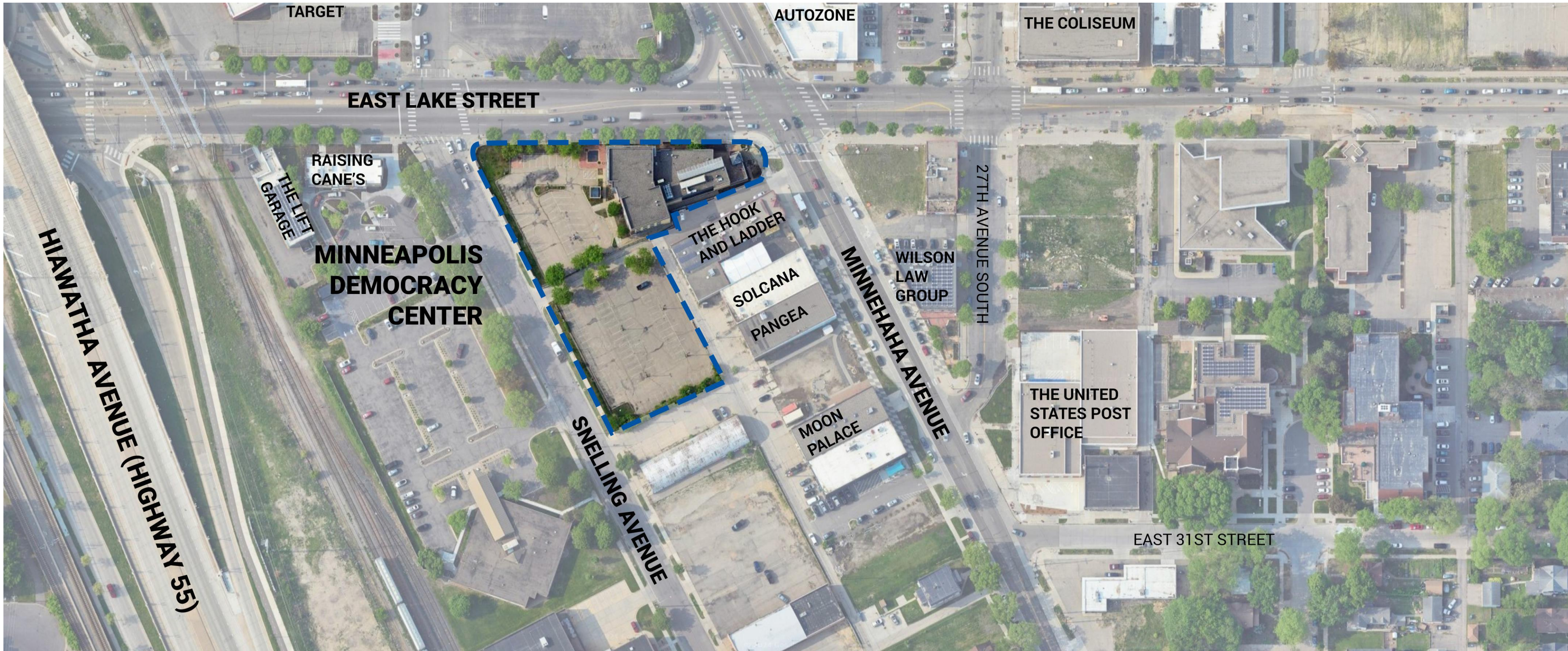


CURRENT ELECTION AND VOTING SERVICES - BALLOT BOARD AND MAIL IN BALLOT EXPANSION

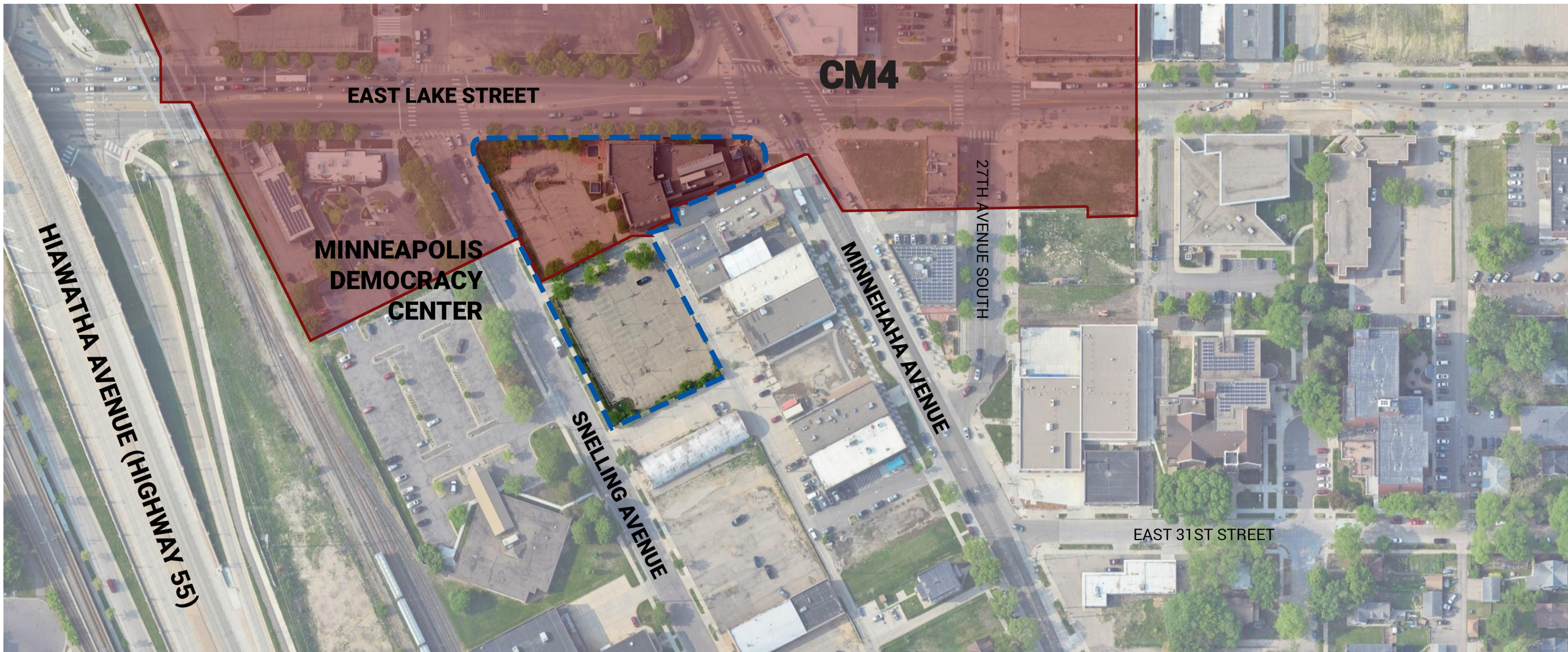
980 E Hennepin Ave, Minneapolis, MN 55414



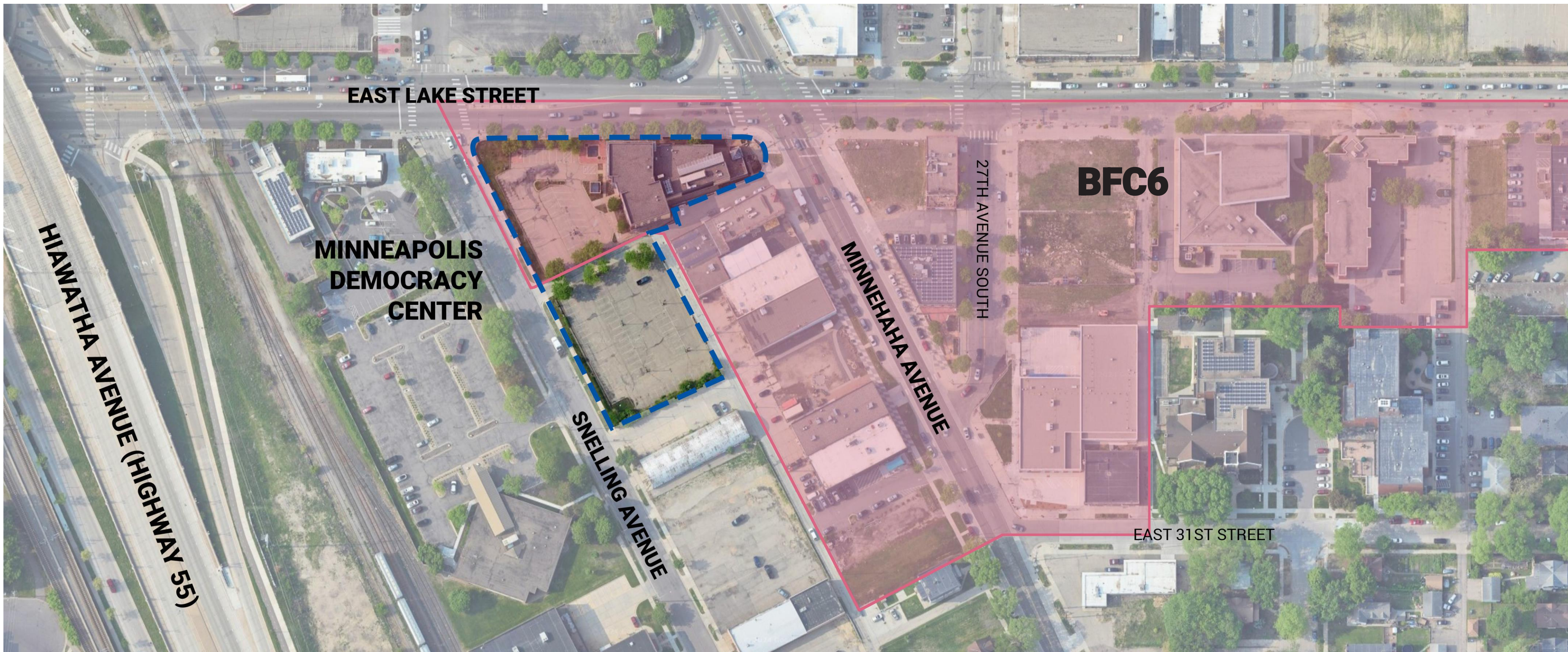
**BROAD CONTEXT
AERIAL**



ADJACENT CONTEXT AERIAL

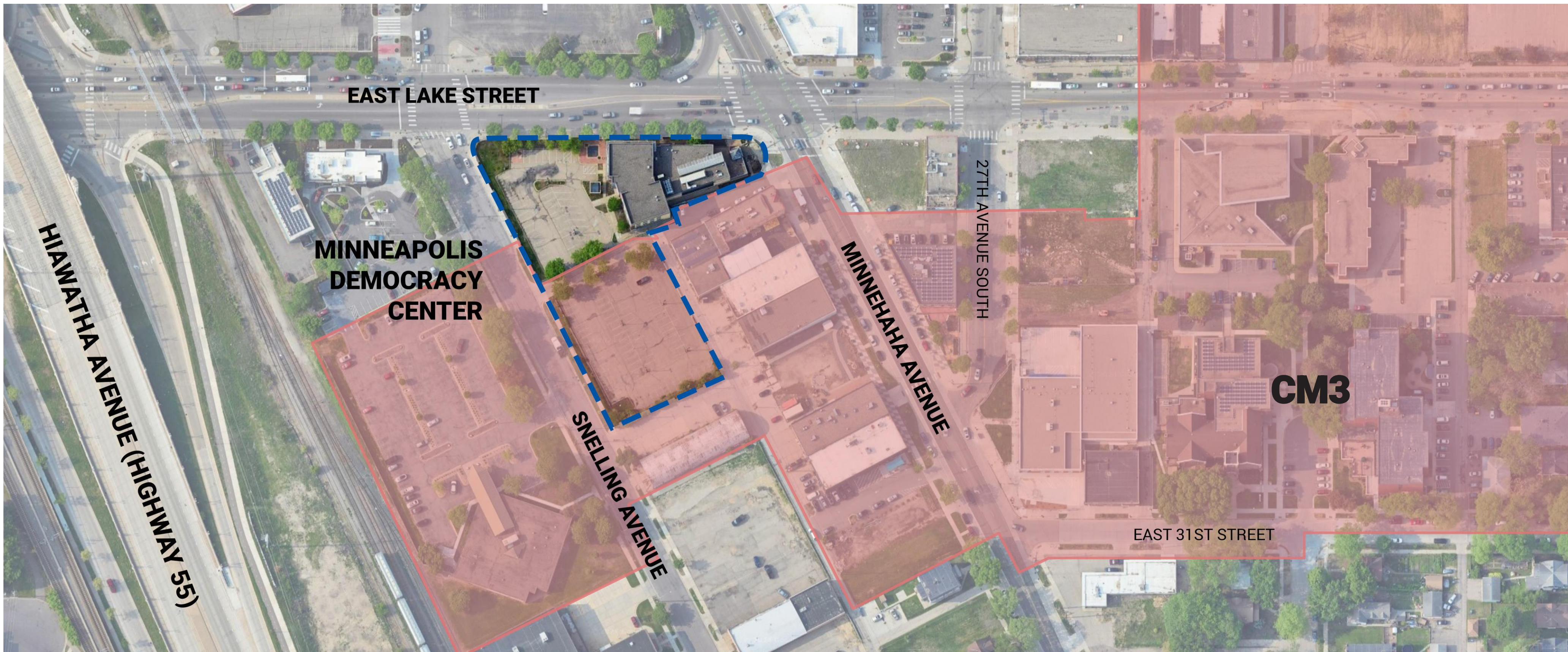


The **CM4 Destination Mixed-Use District** includes multistory mixed-use development. Commercial retail uses are required at the street level of all development in this category to encourage pedestrian activity beyond the typical daytime business hours. Street-level use standards reflect the need to serve the most active commercial areas of the city.



Built Form Corridor 6 (BFC6): The Corridor 6 district is typically applied along high frequency transit routes as well as in areas near METRO stations.

- **MINIMUM FAR:** 1
- **BASE FAR (MAXIMUM):** 3.4
- **MINIMUM HEIGHT:** 20 FEET (2 STORIES)
- **MAXIMUM HEIGHT:** 84 FEET (6 STORIES)
- **MAXIMUM LOT COVERAGE:** 100%
- **MAXIMUM IMPERVIOUS SURFACE:** 100%



The **CM3 Community Mixed Use** District includes large-scale mixed use development with commercial uses fronting on major streets. Commercial spaces are typically smaller in order to generate pedestrian activity. Active uses that are accessible to the general public are required at the street level.



The Transit 10 district (BFT10) is typically applied along high frequency transit routes, adjacent to METRO stations, in neighborhoods near downtown, and in downtown.

- MINIMUM FAR: 1
- BASE FAR (MAXIMUM): 5.4
- MINIMUM HEIGHT: 20 FEET (2 STORIES)
- MAXIMUM HEIGHT: 140 FEET (10 STORIES)
- MAXIMUM LOT COVERAGE: 100%
- MAXIMUM IMPERVIOUS SURFACE: 100%



T.O. PARAPET: 140'-2"

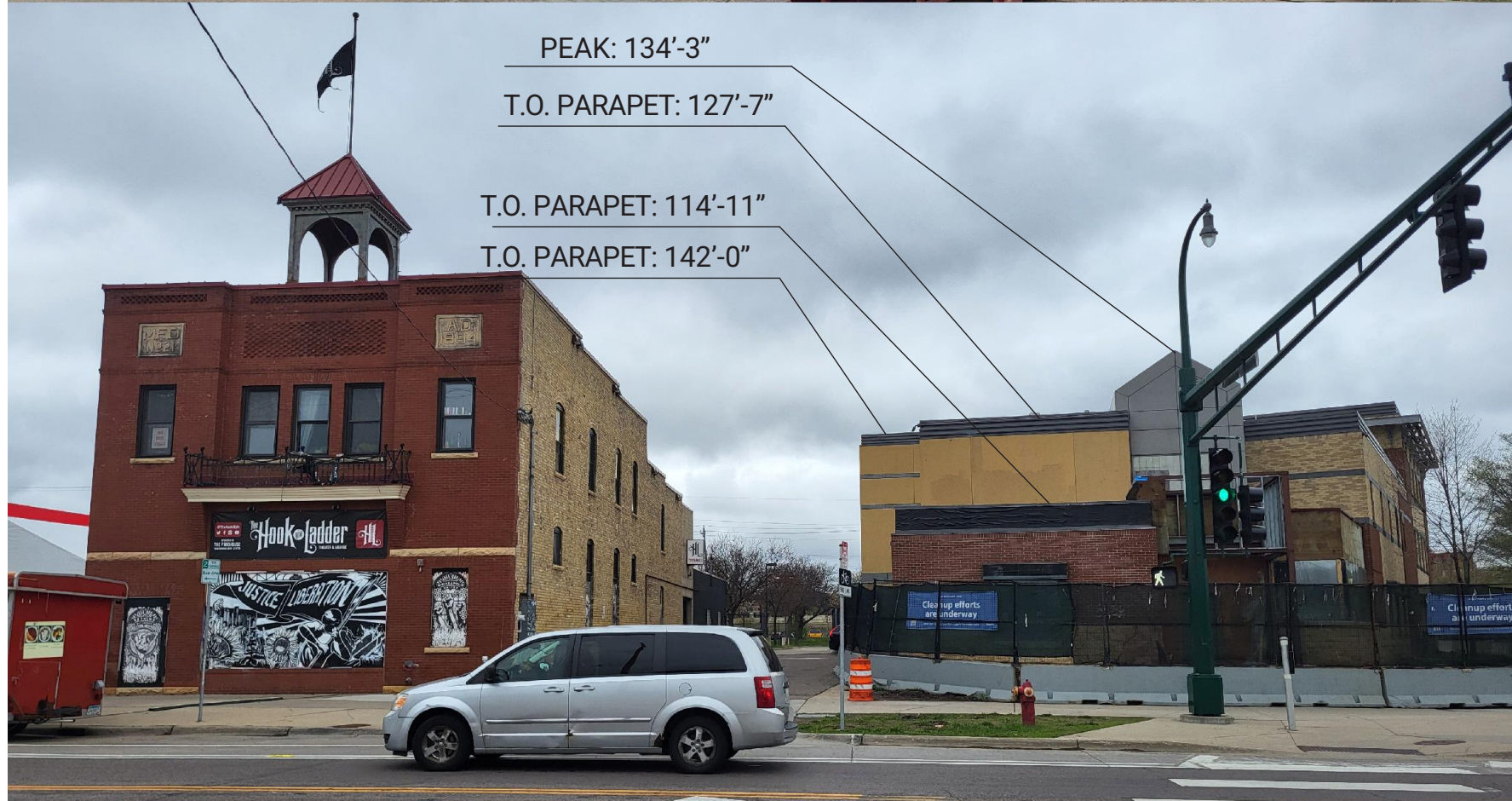
T.O. PARAPET: 142'-0"



T.O. PARAPET: 142'-0"

T.O. PARAPET: 127'-8"

SOLAR WALL



PEAK: 134'-3"

T.O. PARAPET: 127'-7"

T.O. PARAPET: 114'-11"

T.O. PARAPET: 142'-0"



T.O. PARAPET: 142'-0"

T.O. PARAPET: 127'-8"



PEAK: 134'-3"

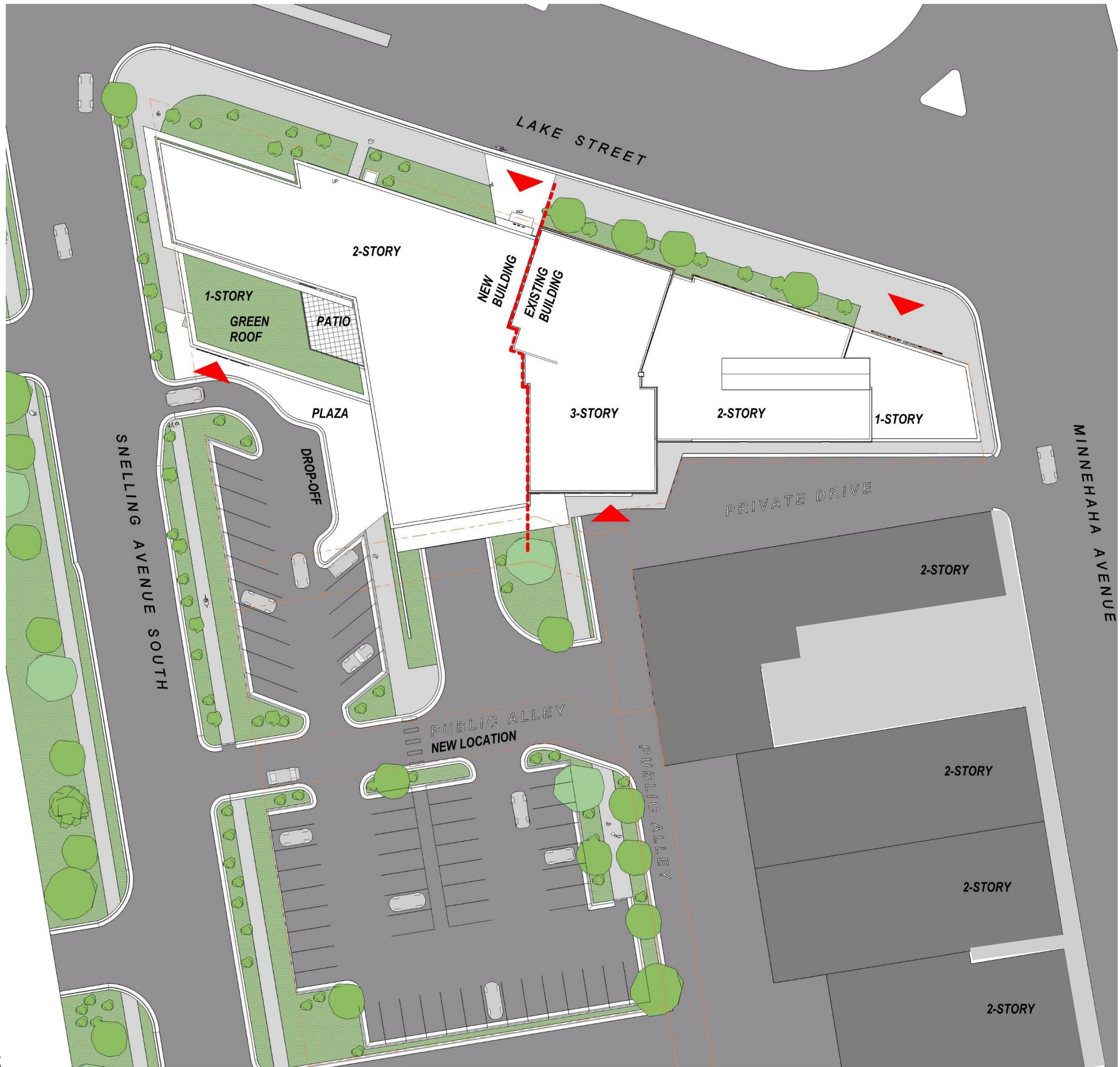
T.O. PARAPET: 127'-7"

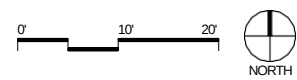
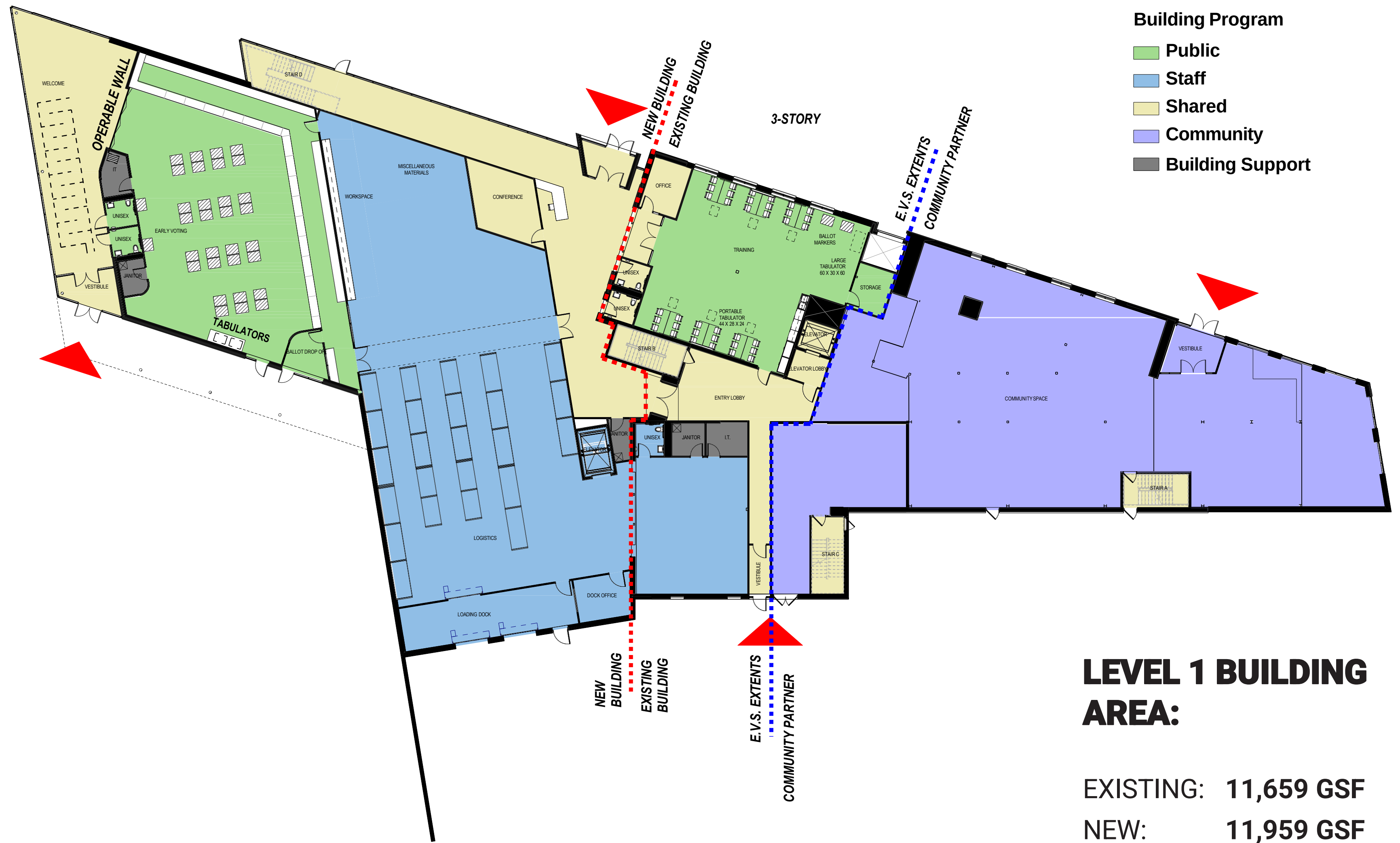
T.O. PARAPET: 114'-11"

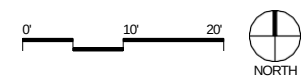
T.O. PARAPET: 127'-8"

T.O. PARAPET: 142'-0"











Building Program

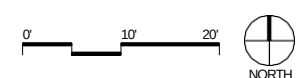
- Staff
- Shared
- Building Support



LOWER LEVEL BUILDING AREA:

EXISTING: 11,741 GSF

NEW: 333 GSF





VIEW 01 - EXISTING





VIEW 02 - EXISTING





VIEW 03 - EXISTING



THANK YOU!