

Appendix A

Site Plan

**Submittal to Minneapolis Planning Commission (CPC)
Committee of the Whole (COW)**

PORTLAND & WASHINGTON MIXED USE

COW SUBMITTAL - JULY 5, 2018

















Project Overview:

Sherman Associates’ vision for the proposed project is to create a transit-oriented, mixed-use development in close proximity to downtown Minneapolis within the East Town neighborhood. The proposed redevelopment, replacing an existing surface parking lot bound by Portland and Washington, will be a true mixed-use development with four fundamental components. A 22-story, 222-unit market rate residential building will stand at the corner of Washington and Portland while a 6-story, 90 unit affordable residential building will line a new 312 stall parking garage. The project will also relocate Fire Station One, integrating it into the redevelopment with the construction of a new 19,596 square foot Fire Station. The redevelopment will also include 6,000 SF of retail space on Washington. All buildings will be inter-connected or adjoining at the lower levels. A two-story below grade parking facility will serve the market rate apartments with 220 stalls. The above grade parking is lined by the Fire Station to the west and the affordable building to the south/east masking the structure with more active uses and enhancing the pedestrian realm.

Building Design:

A tremendous amount of thought and research around the goals of project stakeholders and the maximum development potential of the site were considered when designing the project. The various uses are situated in a way that is respectful to neighbors in terms of design, massing, and ground-level circulation and landscaping. Equally important was situating the various uses in a way that will enhance the pedestrian realm and create a vibrant and active streetscape. This was accomplished by wrapping the new parking garage with housing and the new fire station and situating the retail space on the highly trafficked corner of Washington and Portland. The market rate tower will be concrete construction with an exterior design comprised of a simple palette of materials, window wall glazing and composite metal panel. Windows will be expansive allowing plenty of daylight into the dwelling units and recessed balconies will allow residents to take advantage of private outdoor space. The affordable building design draws from the historic design character of the neighborhood comprised of a simple palette of select materials including cast stone near the base, brick, and metal panel. The Fire Station offers a third distinct design and material expression, serving to differentiate and identify the use as distinct from the residential and parking portions of the project.

Pedestrian Experience:

The redevelopment will dramatically improve current site conditions. The intention of the streetscape design is to provide a welcoming pedestrian experience consistent with Washington Avenue and the Mill District. The building setback on the corner of Portland Avenue and Washington expands the pedestrian realm and creates a promenade entry for the residential tower and commercial space. Paving and landscape choices will also be consistent with other new developments in the area to the extent possible. Street level programs are arranged to maximize active uses on the sides of each building with Fire Station uses oriented toward 5th Avenue South, walk up residences along 3rd Street South, residential lobbies/entries along Portland Avenue, and retail uses oriented toward Washington Avenue. Finally, a porte cochere entry for the market rate building is located away from the streets and sidewalks in a covered area accessed via a parking entry/exit drive.



Project Amenities:

The market rate building will include various unit types for its diverse tenant profile tailored to all demographics in search of downtown living. Unit types will include studio/alcove units, 1-bedroom units, 1-bedroom plus den units, 2-bedroom units, 2-bedroom plus den penthouse units. This variety in housing types will help to accommodate households of all different kinds. The abundance of resident amenities will include a pet area and spa, a lobby/leasing and management office and Wi-Fi coffee lounge, fitness center, yoga studio, club room and pool area courtyard and terrace deck located on the 7th level. The building will offer its residents on-site management, indoor parking, and storage areas. On-site parking for the market rate building will total 220 stalls, all enclosed within the building below grade at the minus 1 and minus 2 levels, for resident use. Enclosed bicycle parking will also be provided within the building to encourage residents use of alternative modes of transportation.

The affordable building will offer various unit types catering to a variety of demographics. Unit types will include studio units, 1-bedroom units, 2-bedroom units. Common spaces include a lobby and management offices, club room, fitness center and 6th level outdoor terrace. The building will offer its residents on-site management.

Sustainable Design:

The project will enroll in the Xcel Energy EDA (Energy Design Assistance) program to research and select building materials and systems that have low energy consumption characteristics and high life-cycle value. The building will be designed to incorporate assemblies that ensure high-quality acoustical and energy performance (wall and floor assemblies). Construction phase sustainable practices will include construction waste management and recycling. Finally, this project will incorporate energy-efficient appliances, low-flow water fixtures, low-VOC paints and building-wide recycling practices.



Zoning Analysis:

Primary Zoning District: B4S-2
Overlay Zoning District: DP (Downtown Parking)

Lot Area: 240 Portland Ave: 21,817 sf
530 3rd St S: 6,628 sf
500 3rd St S: 48,038 sf
Total: 76,483 sf (1.75 acres)

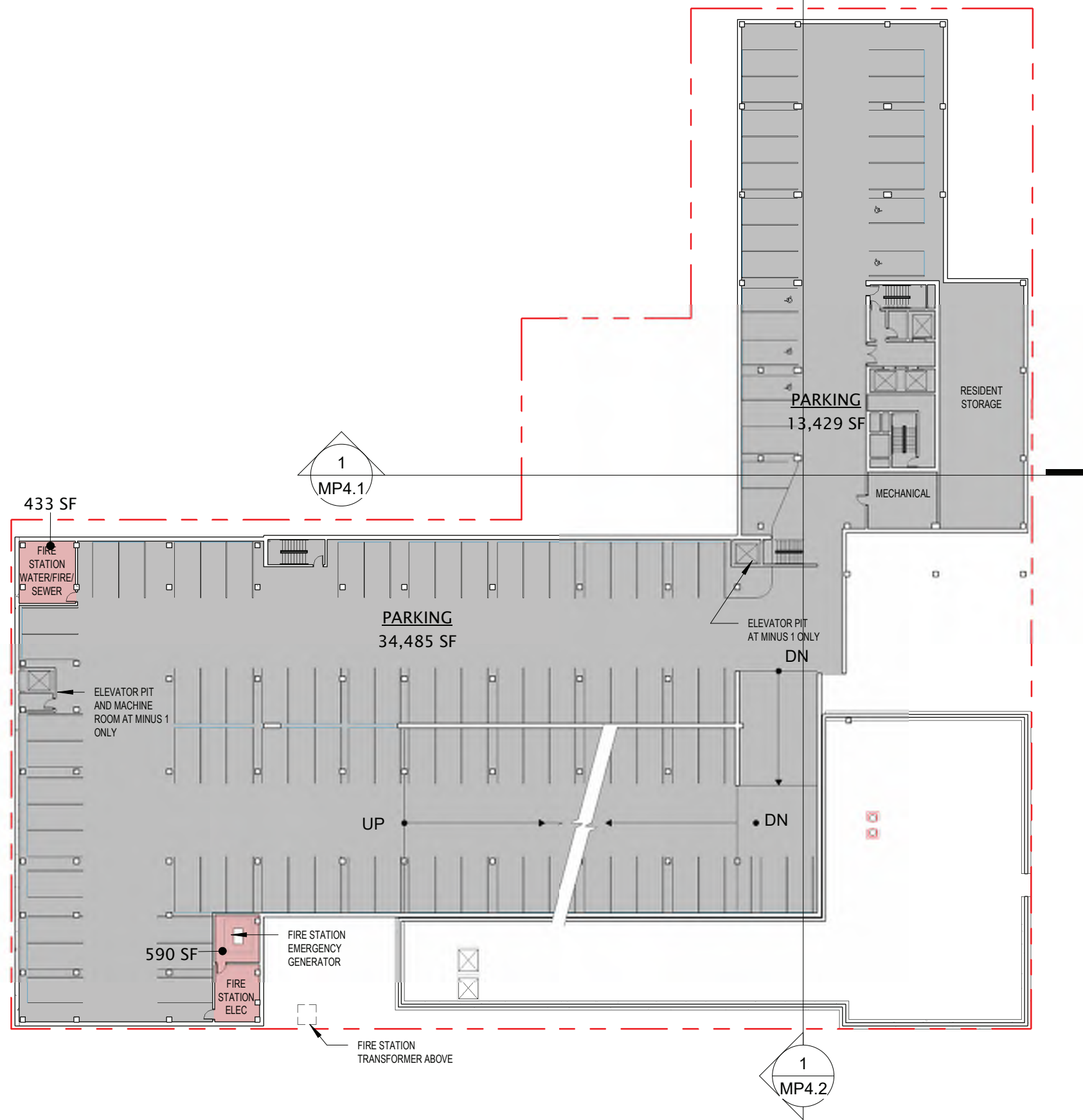
Gross Floor Area: Market Rate: 382,805 sf
Parking Ramp: 134,794 sf
Affordable: 85,665 sf
Fire Station: 19,596 sf
Total: 622,860 sf (391,179 sf of FAR eligible)

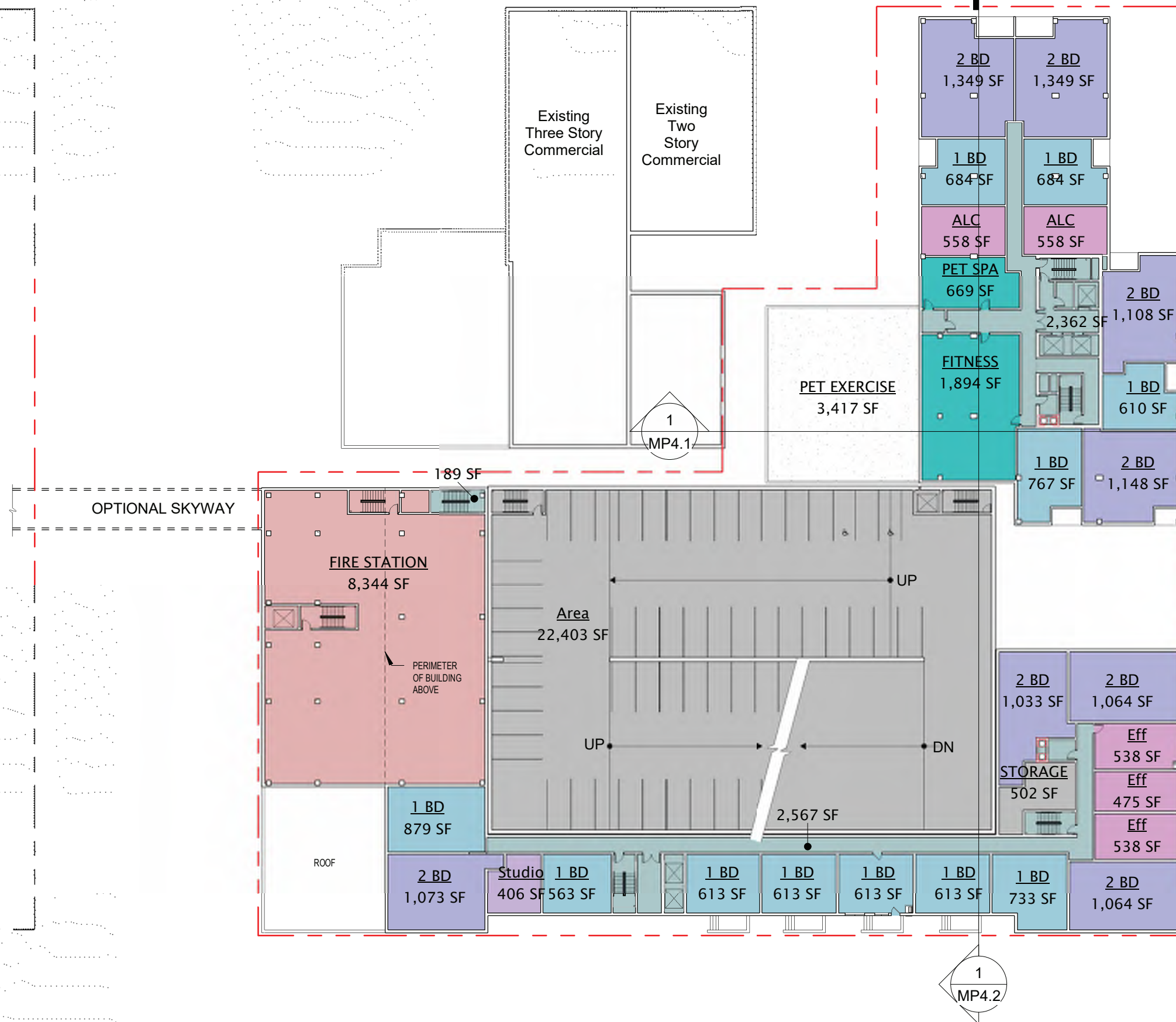
Min <> Max FAR: 2.0 <> 8.0
Proposed FAR: 5.5
Allowable Height: Unlimited
Proposed height: 22 Stories, 241 feet
Proposed residential units: 312 total, 222 market rate apartments & 90 affordable apartments
Dwelling units/acre: 178

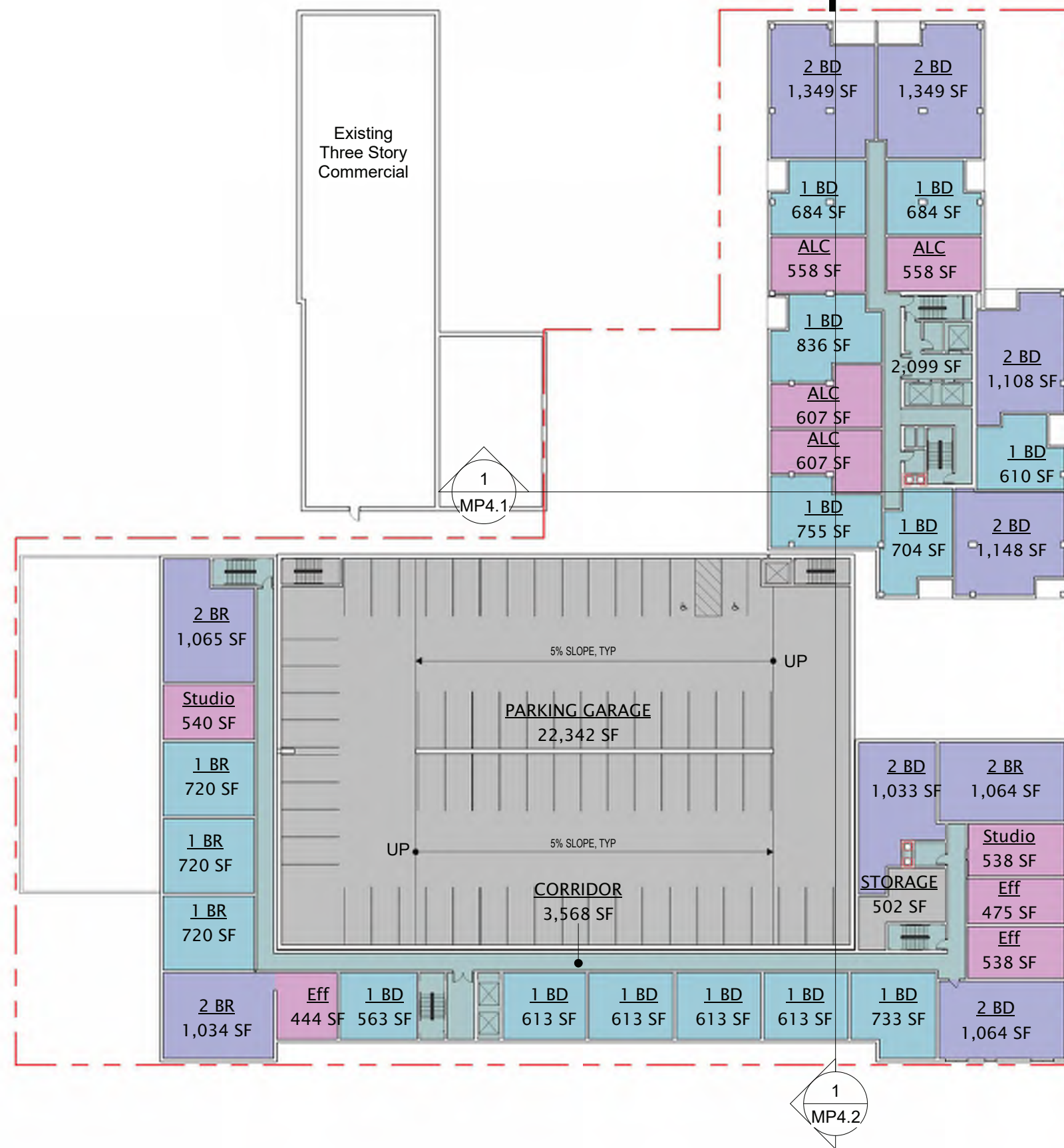
Applications Identified:

- CUP for a planned unit development
- CUP for construction of a fire station
- CUP for construction of a parking facility
- Site plan Review
 - o Alternative compliance for setback greater than eight feet along Portland Ave
- EAW
- Preliminary/final plat

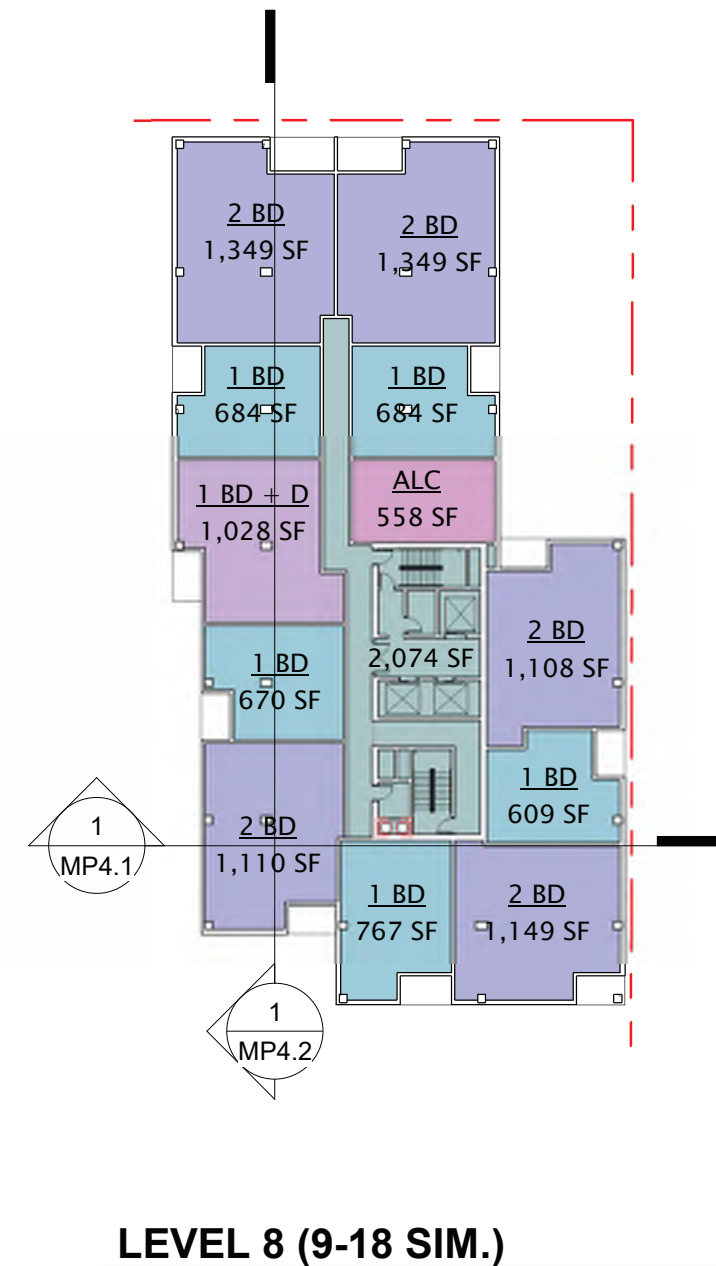
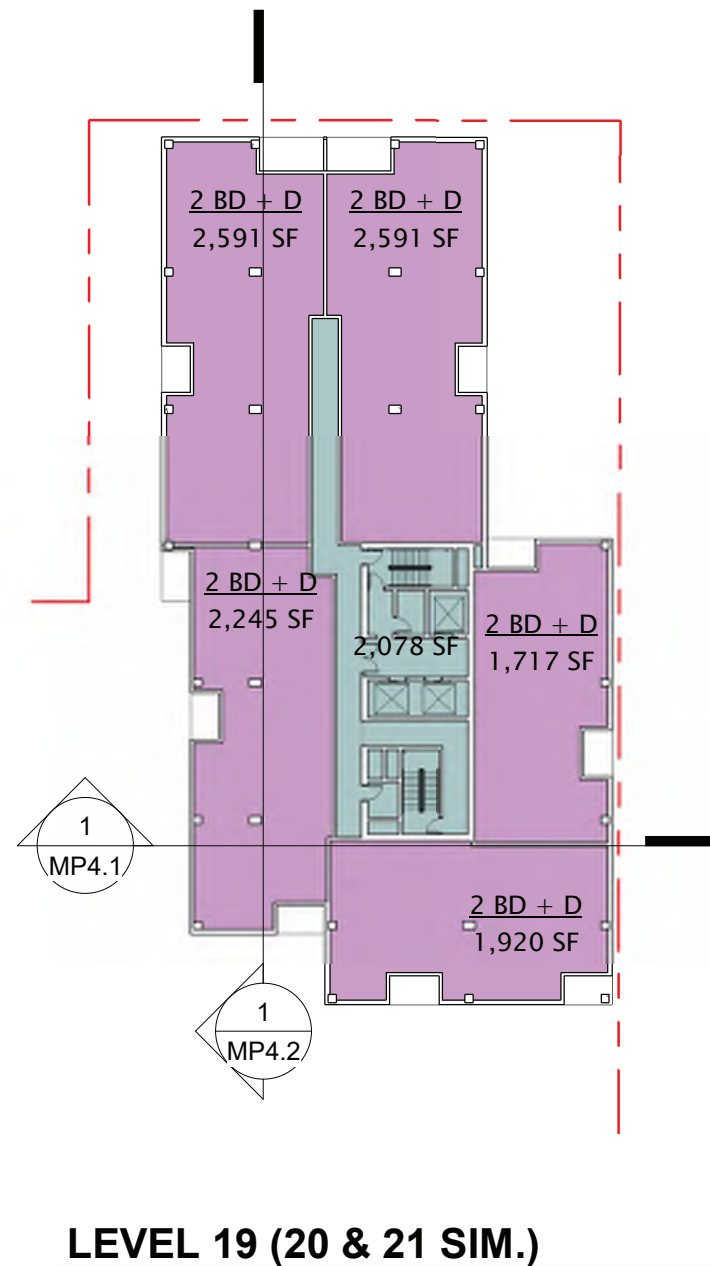
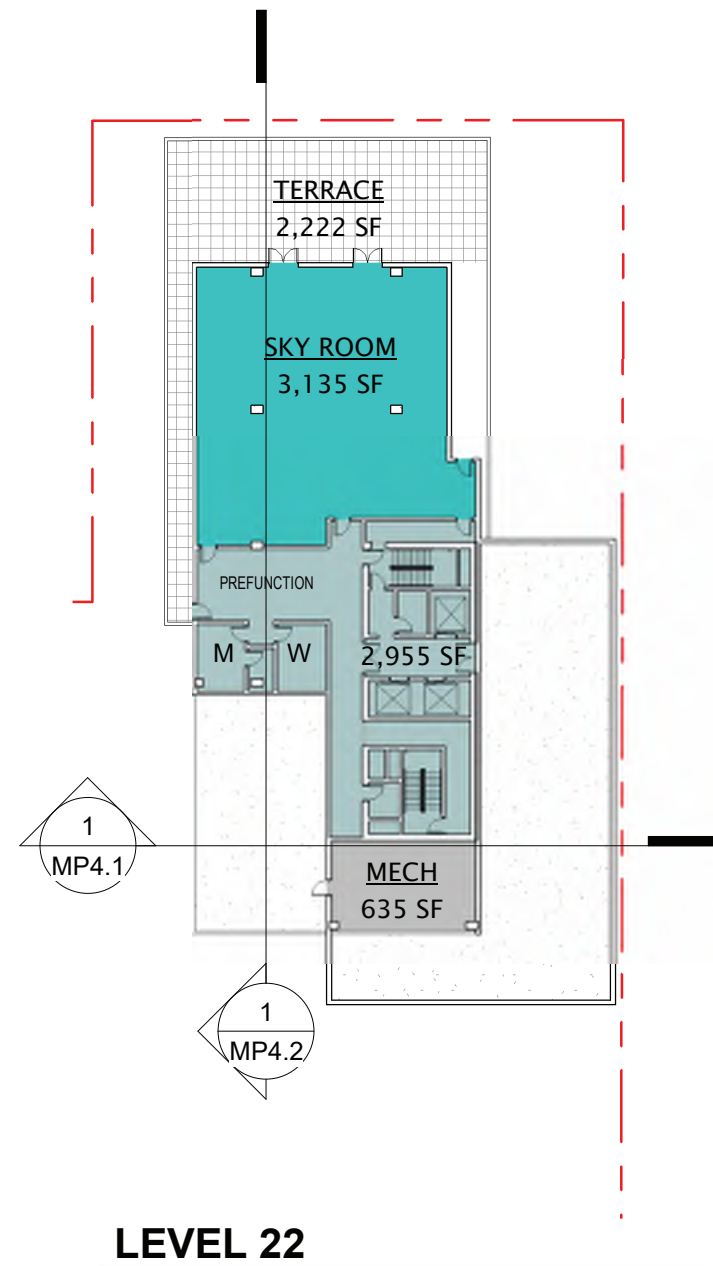


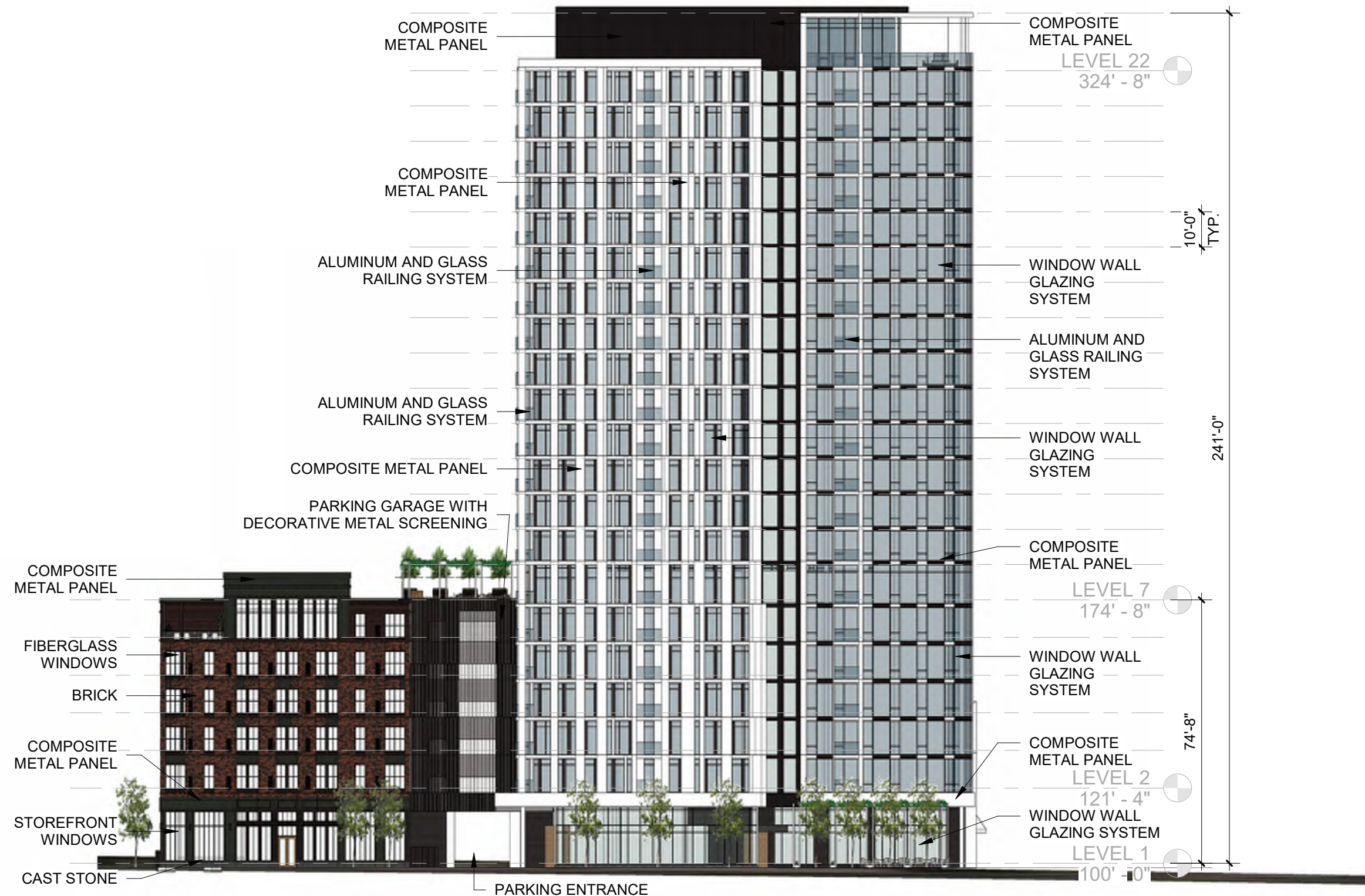




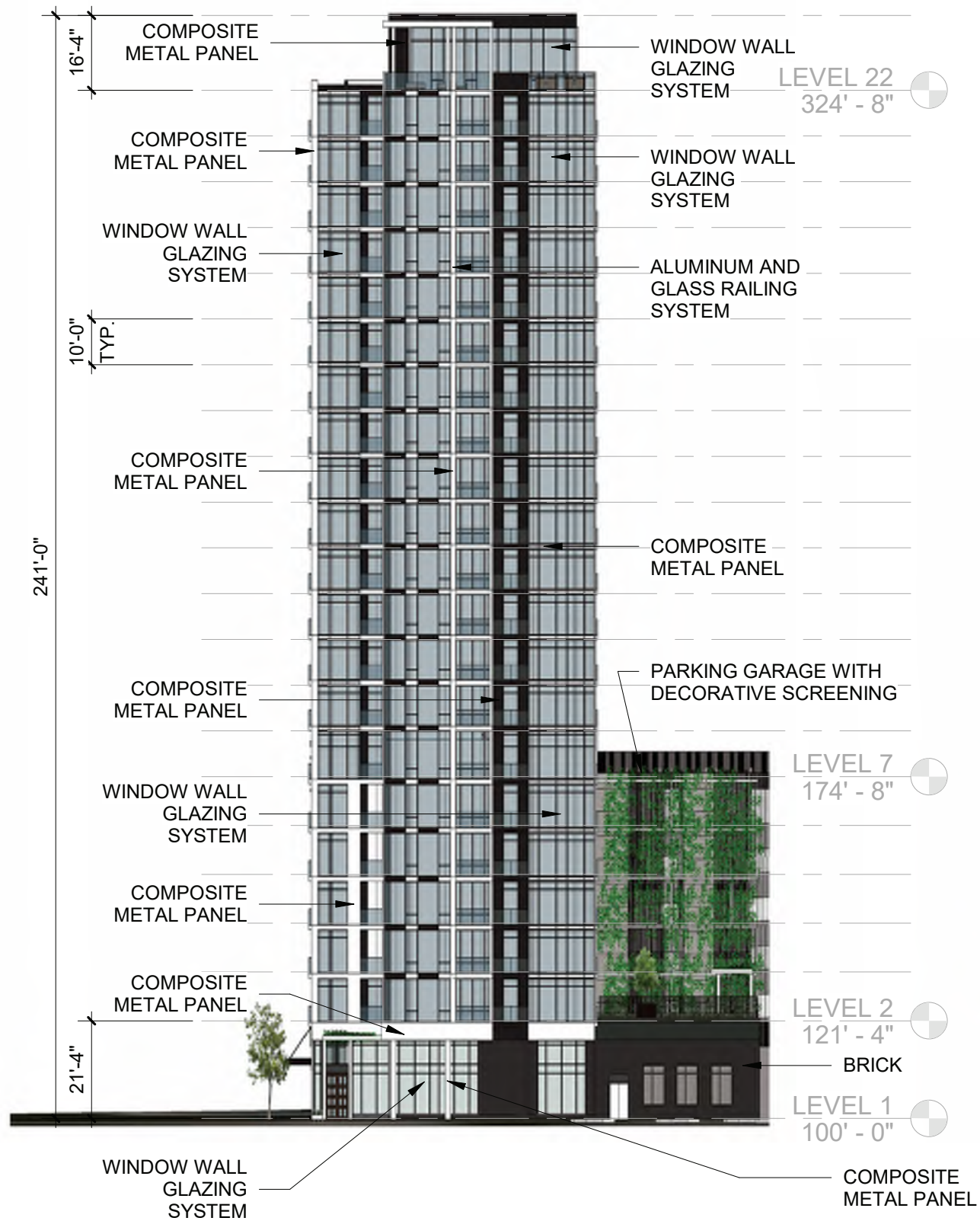




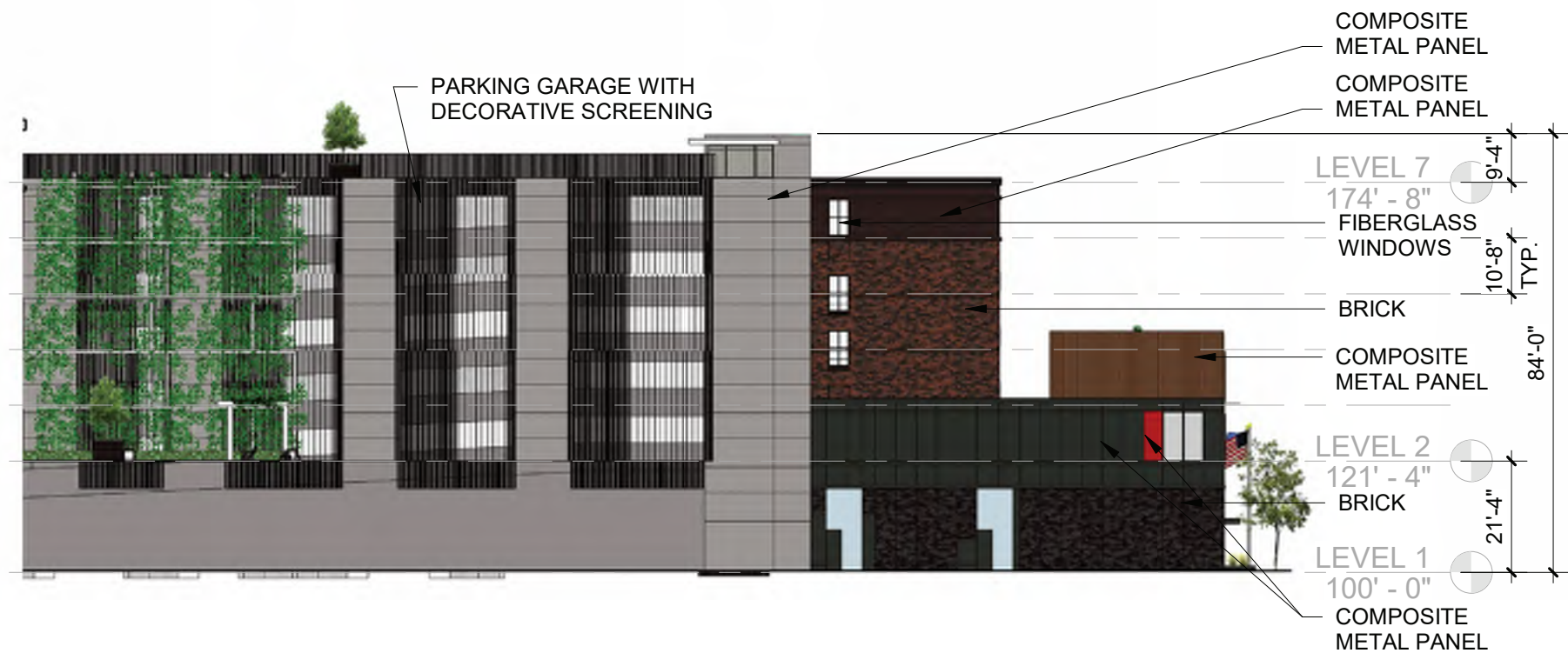




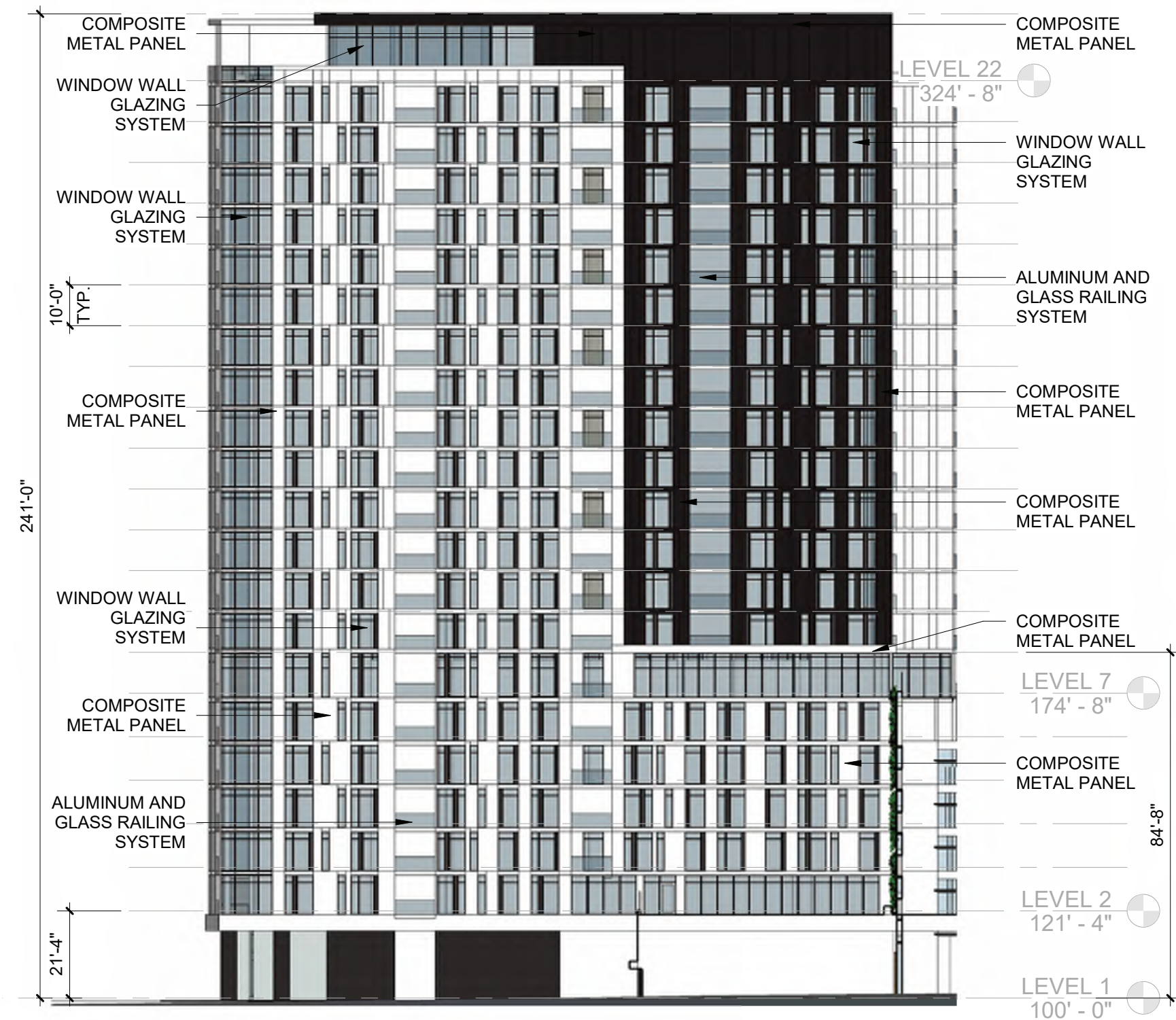
EAST - PORTLAND AVENUE



NORTH ELEVATION - WASHINGTON AVENUE



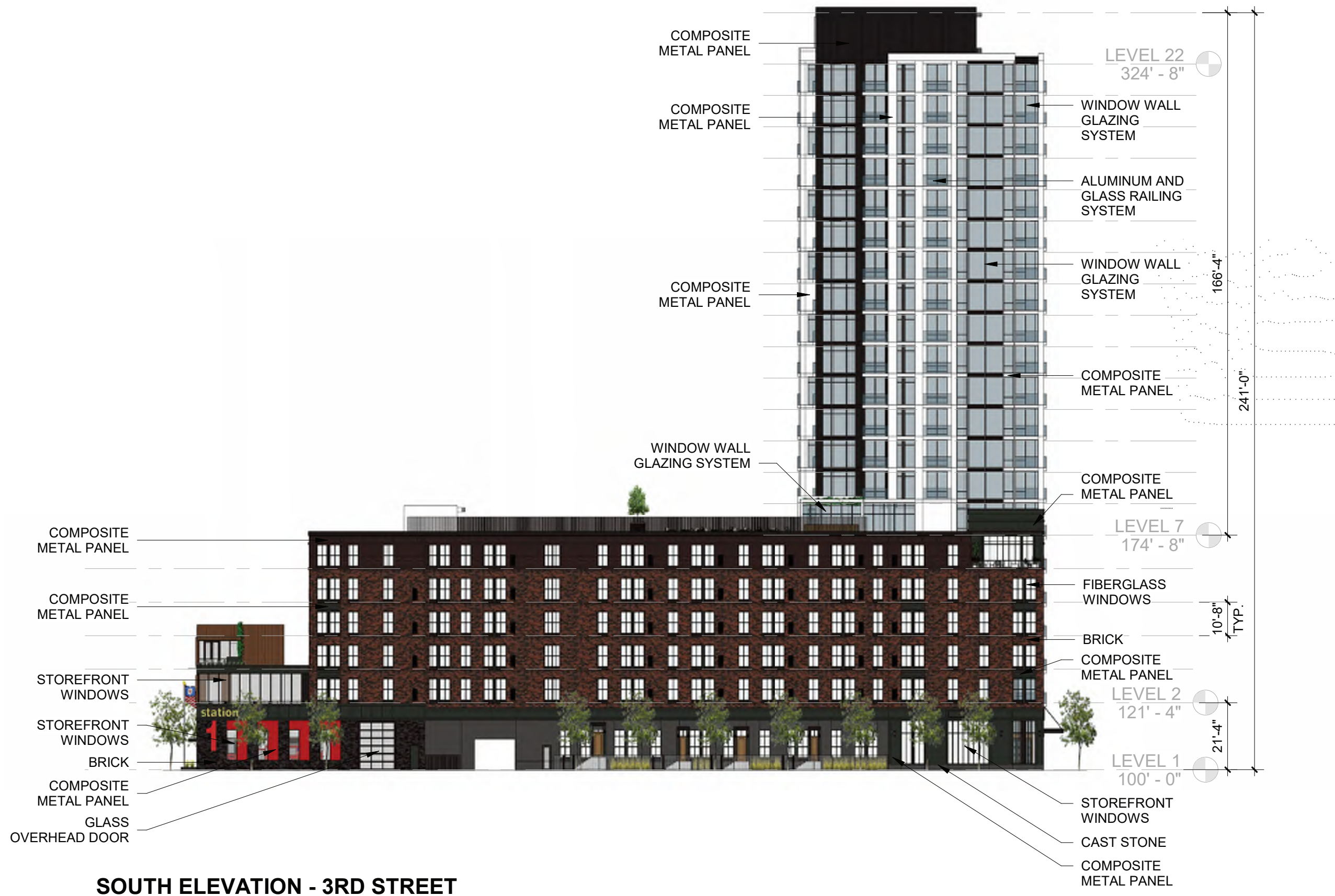
NORTH - INNER ELEVATION

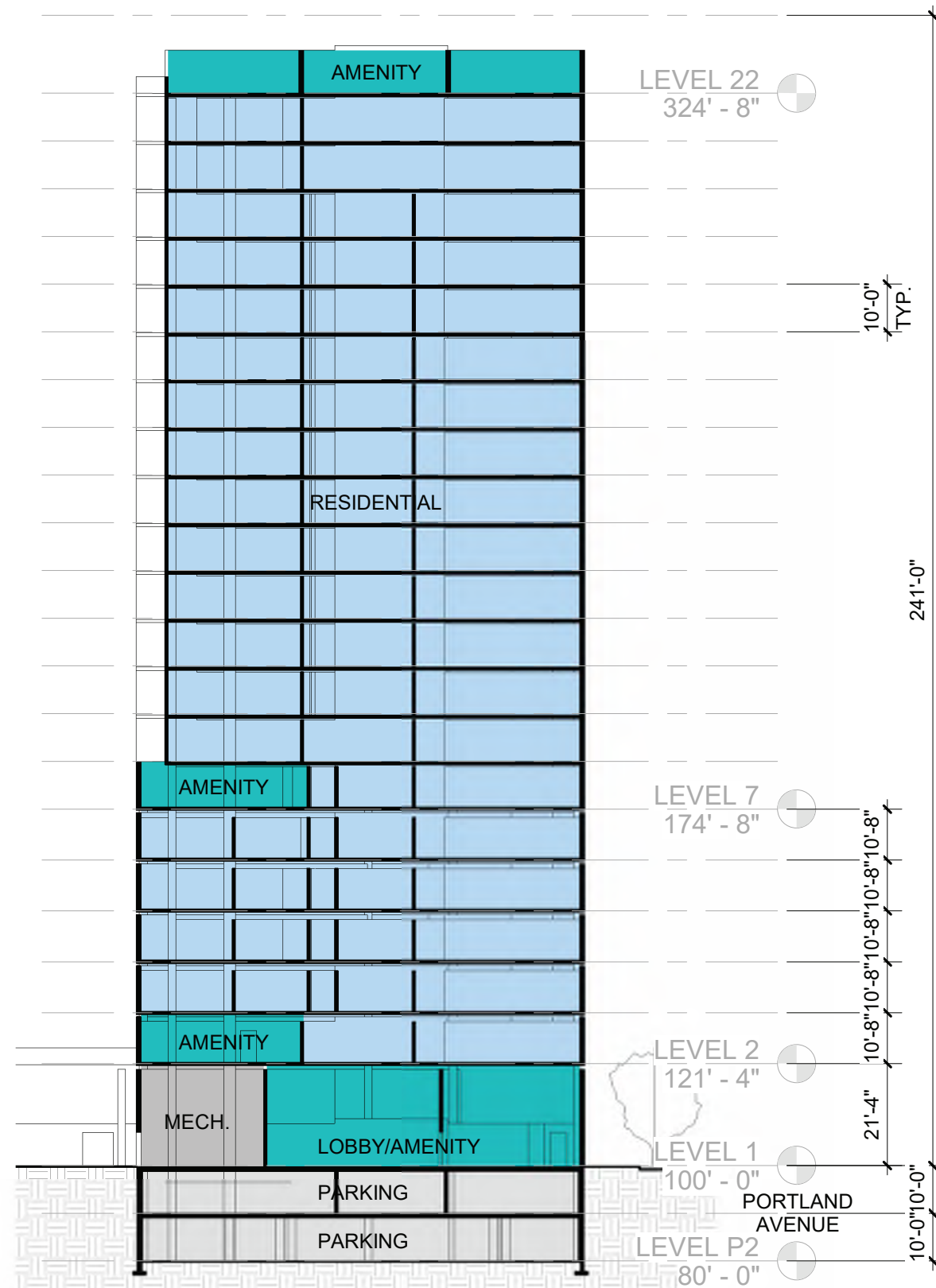


WEST INNER ELEVATION



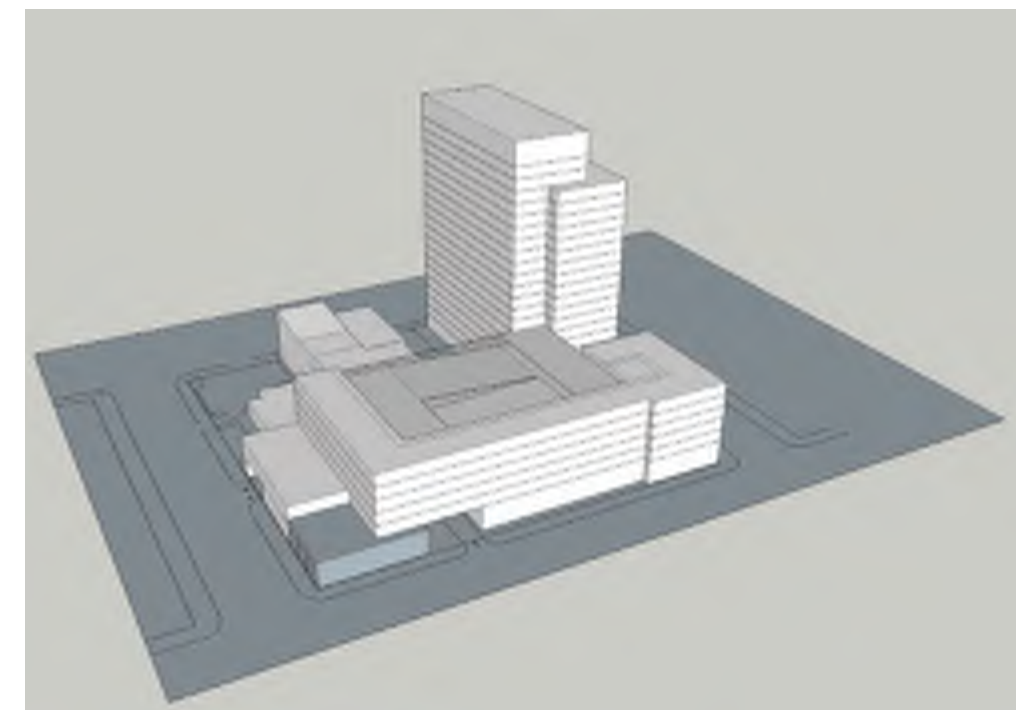
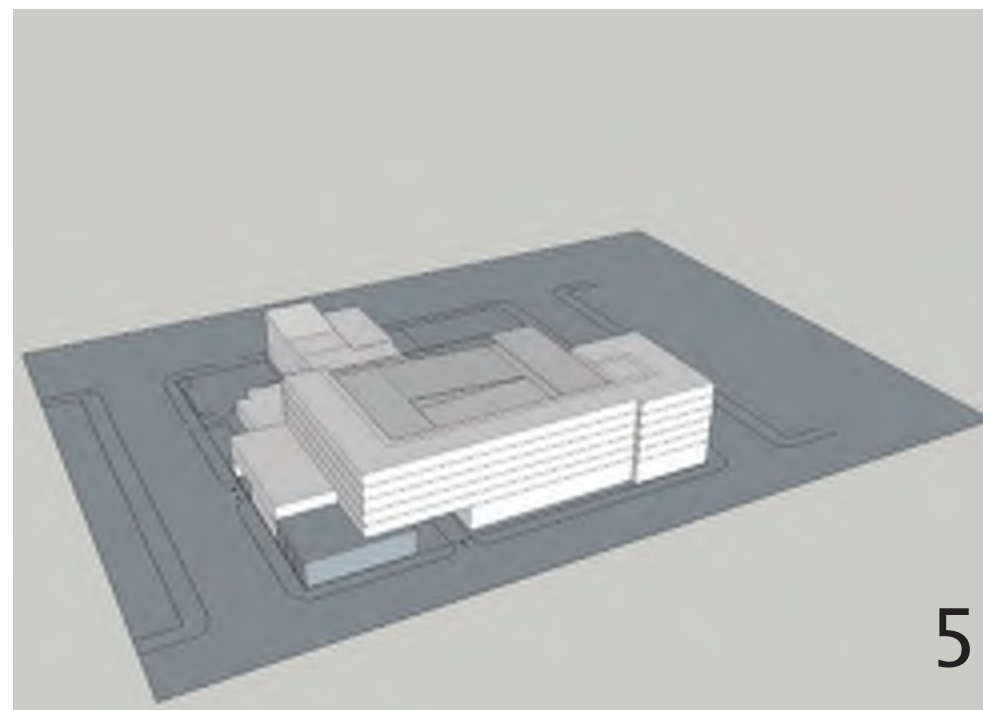
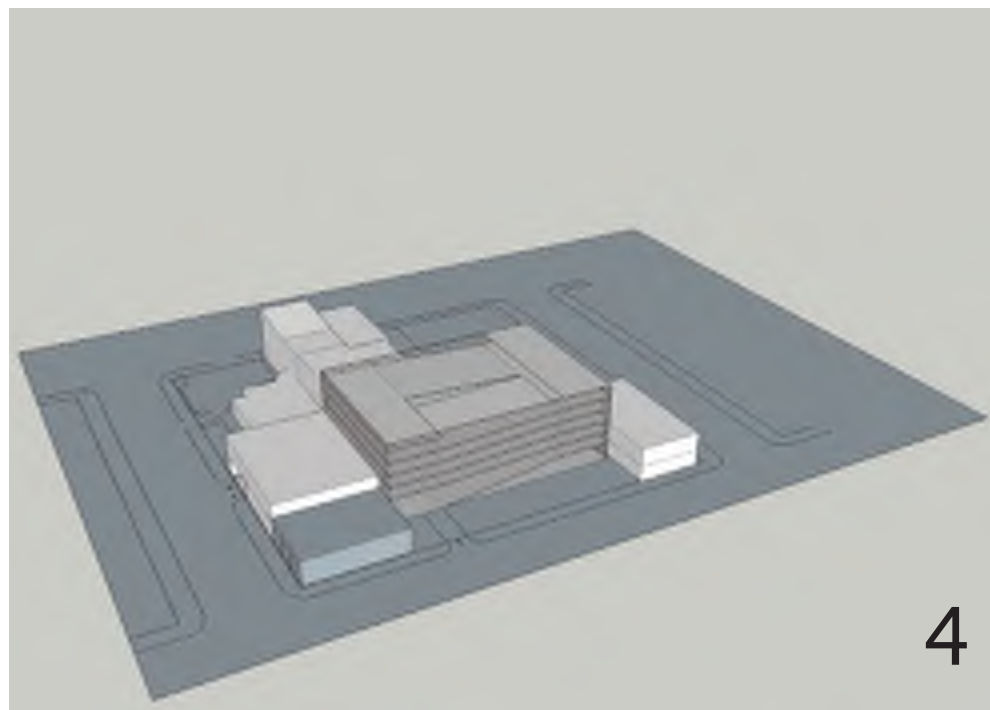
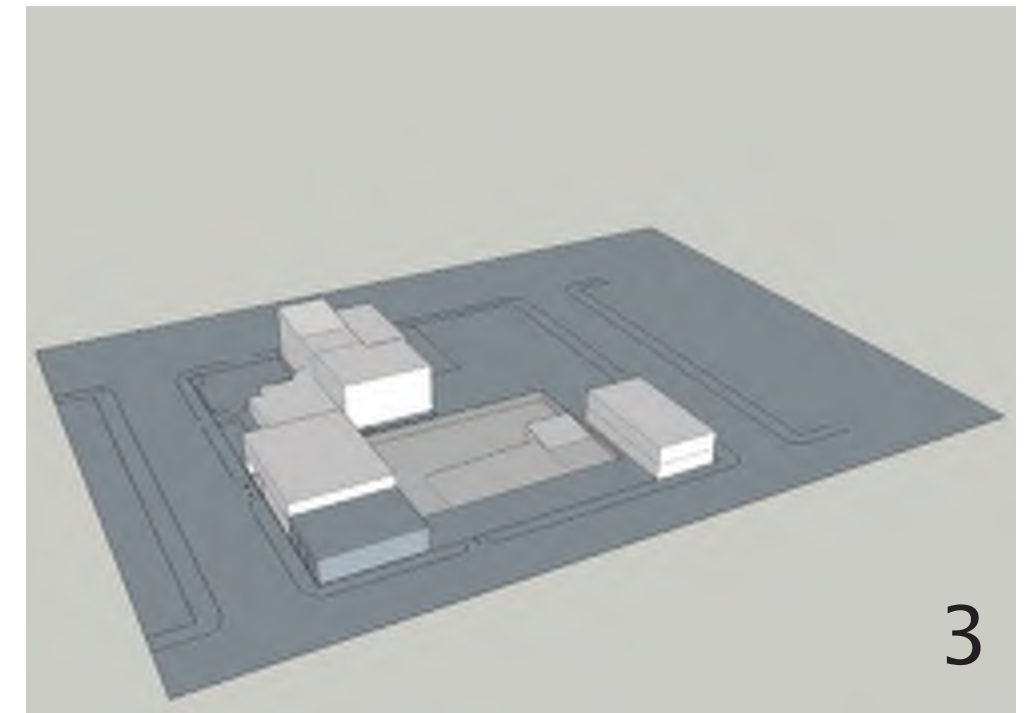
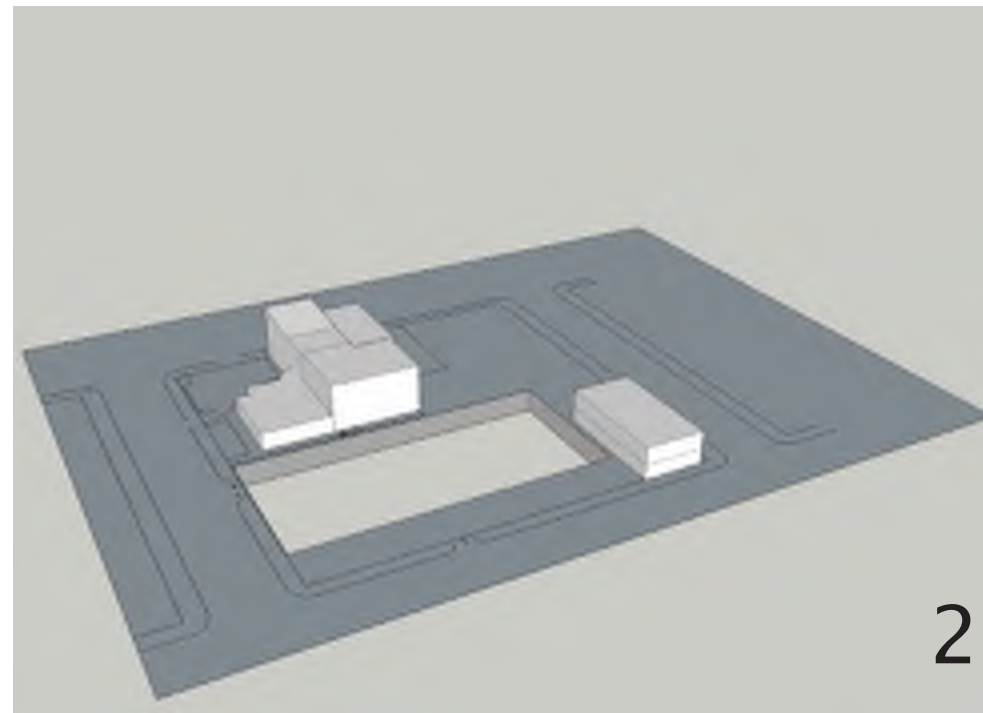
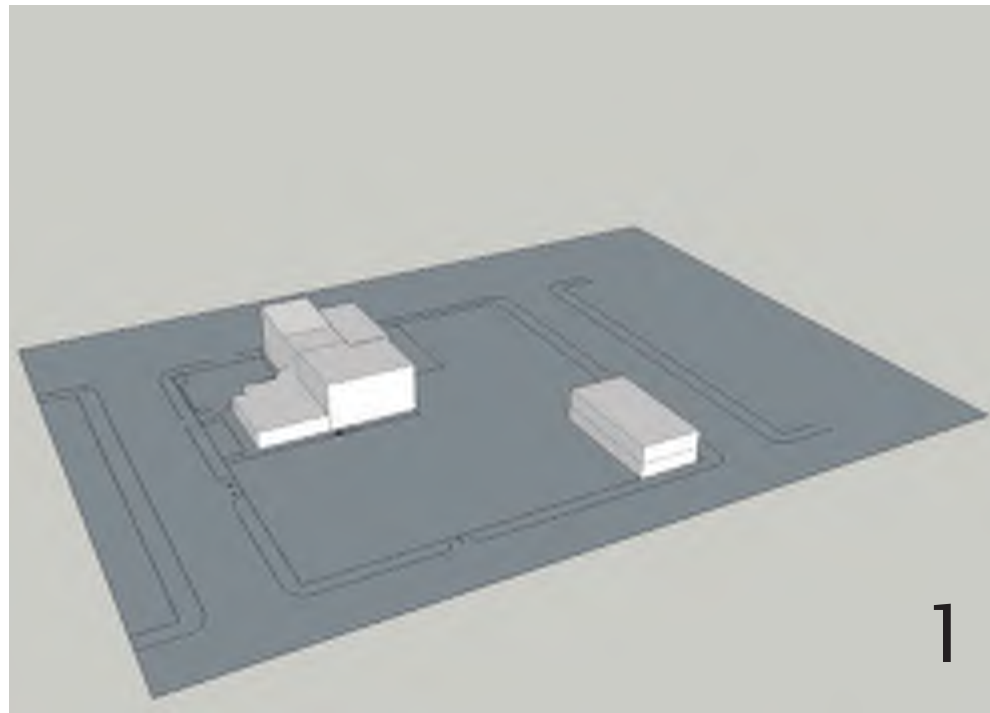
WEST ELEVATION





SECTION A (MP 4.1)





Tower to be completed simultaneously to parking and other building. Removed for clarity in phases 1 through 5.



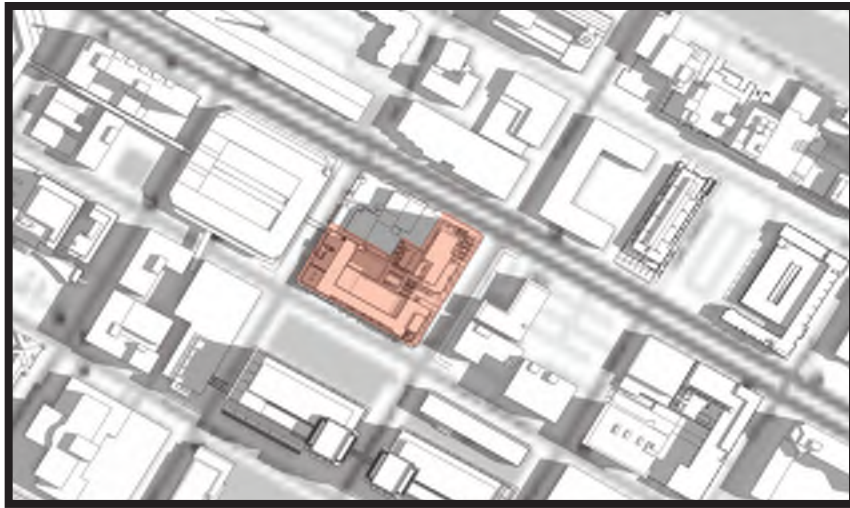




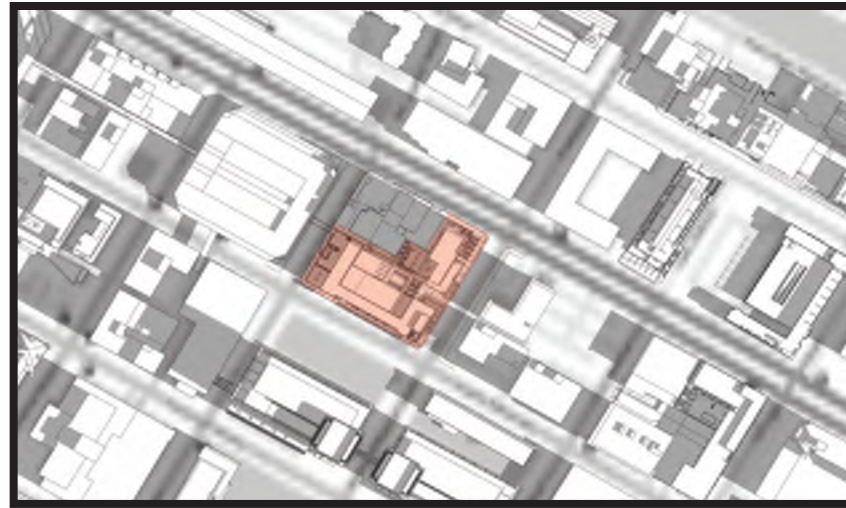




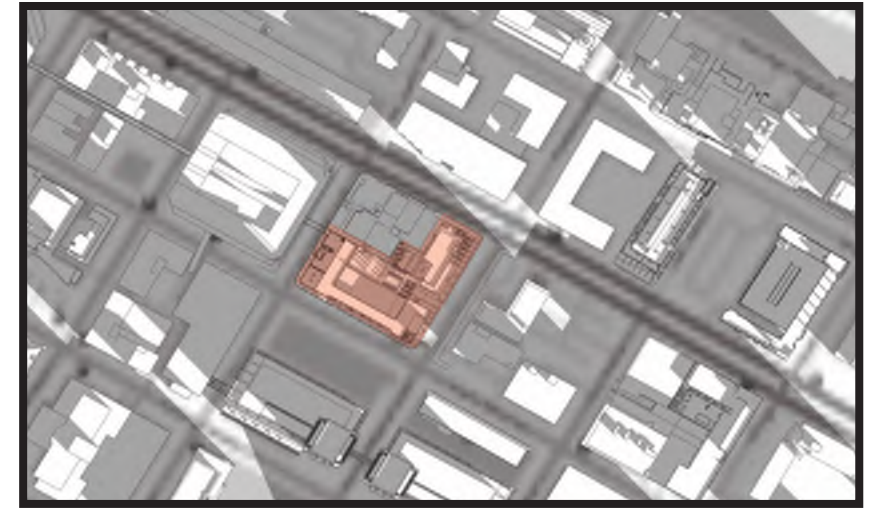




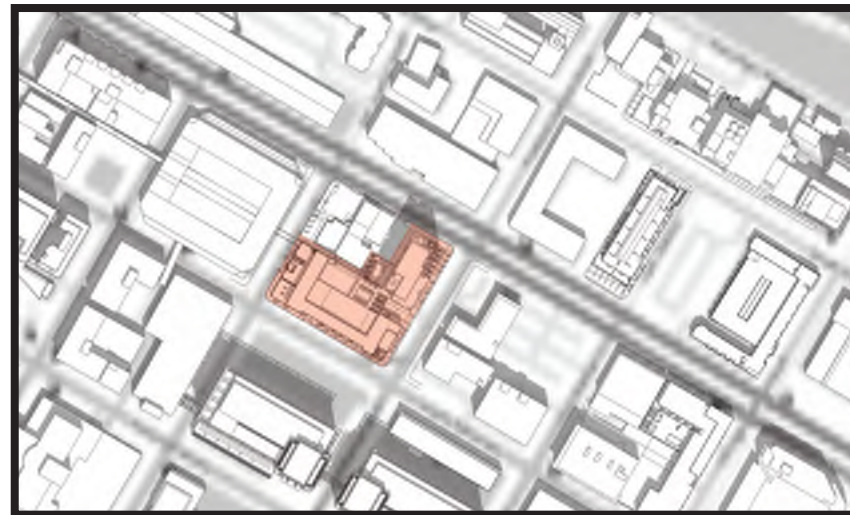
JUNE 21 - MORNING - 9AM



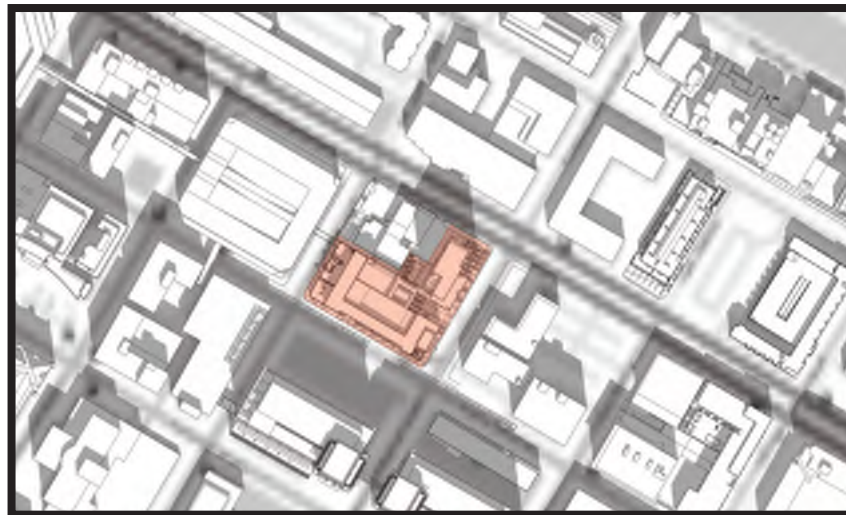
MAR/SEPT 21 - MORNING - 9AM



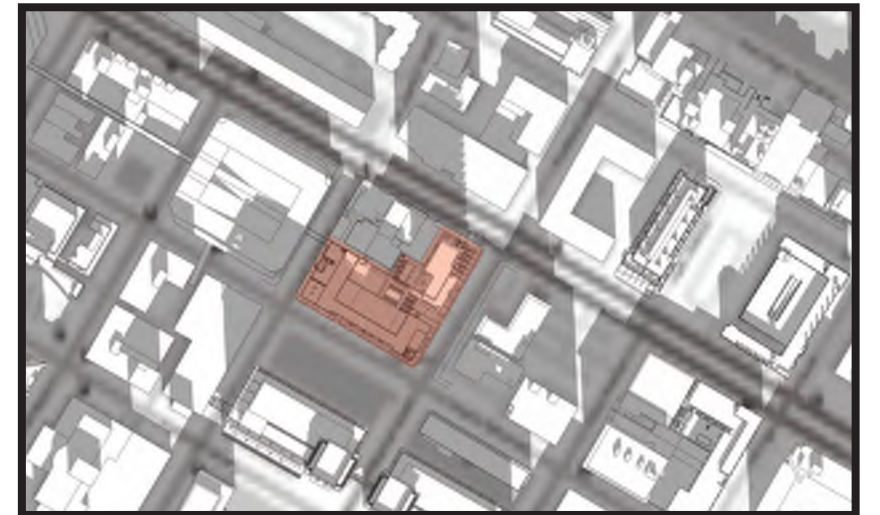
DEC 21 - MORNING - 9AM



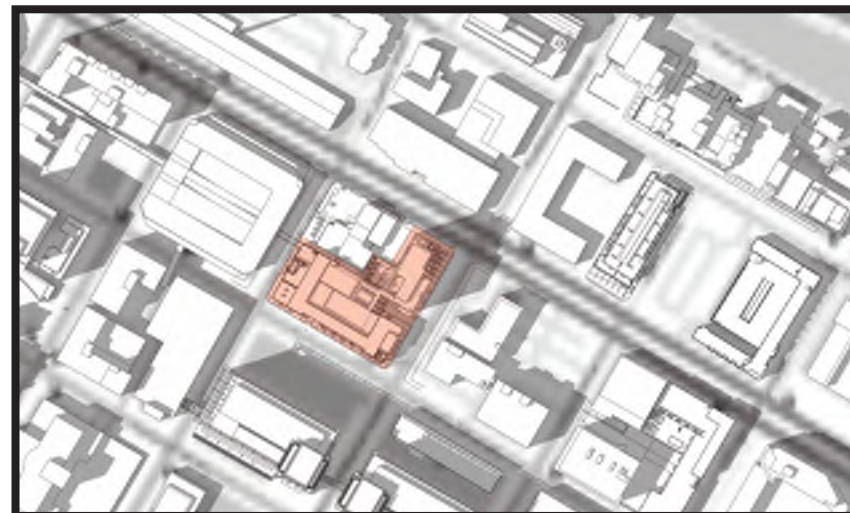
JUNE 21 - NOON



MAR/SEPT 21 - NOON



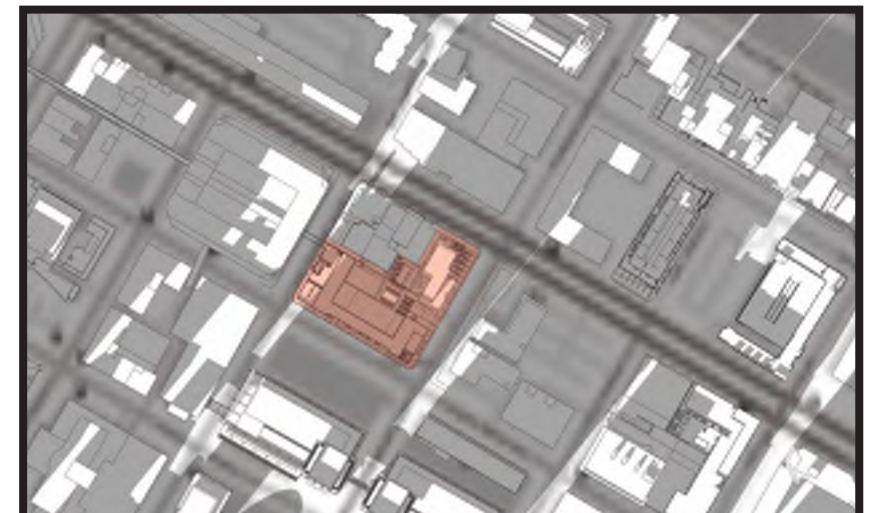
DEC 21 - NOON



JUNE 21 - EVENING - 3PM



MAR/SEPT 21 - EVENING - 3PM



DEC 21 - EVENING - 3PM

	Market Rate Multi-Family																					
	Total GSF	Residential Parking & Mech / GSF (CIP Concrete)	Resident Parking Stalls	Public Parking GSF (Precast)	Public Parking Stalls	Residential Parking & Mech / GSF (Post- Tension)	Resident Parking Stalls	Guest/retail /MFD parking stalls	Fire Station shell	Commercial shell GSF	Total Residential GSF	Amenity/ Lobby/ Leasing	Circulation & Mech	Residentia l Unit RSF	Alc	1 Bd	1 Bd+	2 Bd	2 Bd +	Eff	Units	Amentity Terrace (not included in GSF)
Minus 2	48,973	48,973	110			35,508																
Minus 1	47,914	47,914	110			34,485			1,023													
Level 1	11,293			23,084	0	24,949		22	10,189	6,619	4,674	4,674	2,135								0	
Level 2	13,641			22,342	66				8,384		13,641	2,398	2,362	8,881	2	4	0	4		65.11%	10	3,417
Level 3	13,721			22,342	66						13,721		2,058	11,663	4	6	0	4		85.00%	14	
Level 4	13,721			22,342	66						13,721		2,058	11,663	4	6	0	4		85.00%	14	
Level 5	13,721			22,342	66						13,721		2,058	11,663	4	6	0	4		85.00%	14	
Level 6	13,721			22,342	48		18				13,721		2,058	11,663	4	6	0	4		85.00%	14	
Level 7	13,721										13,721	2,778	2,895	8,048	2	3	0	4		58.65%	9	4,742
Level 8	13,139										13,139		2,079	11,060	1	5	1	5		84.18%	12	
Level 9	13,139										13,139		2,079	11,060	1	5	1	5		84.18%	12	
Level 10	13,139										13,139		2,079	11,060	1	5	1	5		84.18%	12	
Level 11	13,139										13,139		2,079	11,060	1	5	1	5		84.18%	12	
Level 12	13,139										13,139		2,079	11,060	1	5	1	5		84.18%	12	
Level 13	13,139										13,139		2,079	11,060	1	5	1	5		84.18%	12	
Level 14	13,139										13,139		2,079	11,060	1	5	1	5		84.18%	12	
Level 15	13,139										13,139		2,079	11,060	1	5	1	5		84.18%	12	
Level 16	13,139										13,139		2,079	11,060	1	5	1	5		84.18%	12	
Level 17	13,139										13,139		2,079	11,060	1	5	1	5		84.18%	12	
Level 18	13,139										13,139		2,079	11,060	1	5	1	5		84.18%	12	
Level 19	13,139										13,139		2,079	11,060					5	84.18%	5	
Level 20	13,046										13,046		2,079	10,967					5	84.06%	5	
Level 21	13,046										13,046		2,079	10,967					5	84.06%	5	
Level 22	8,619										8,619	5,029	3,590							0.00%	0	2,170
Total	382,805	96,887	220	134,794	312	94,942	18	22	19,596	6,619	279,299	14,879		218,235	31	86	11	79	15		222	10,329



Affordable Multi-Family						
	Total Residential GSF	Amenity/ Lobby/ Leasing	Circulation/ Mech	Residential Unit RSF	Eff	Units
Minus 2						
Minus 1						
Level 1	4,582	4,176	4,027	2,452	53.51%	3
Level 2	14,074		3,398	10,676	75.86%	15
Level 3	17,775		4,054	13,721	77.19%	19
Level 4	17,775		4,054	13,721	77.19%	19
Level 5	17,775		4,054	13,721	77.19%	19
Level 6	13,684	1,878	3,745	8,061	58.91%	15
Level 7						
Level 8						
Level 9						
Level 10						
Level 11						
Level 12						
Level 13						
Level 14						
Level 15						
Level 16						
Level 17						
Level 18						
Level 19						
Level 20						
Level 21						
Level 22						
Total	85,665	6,054	23,332	62,352		90









