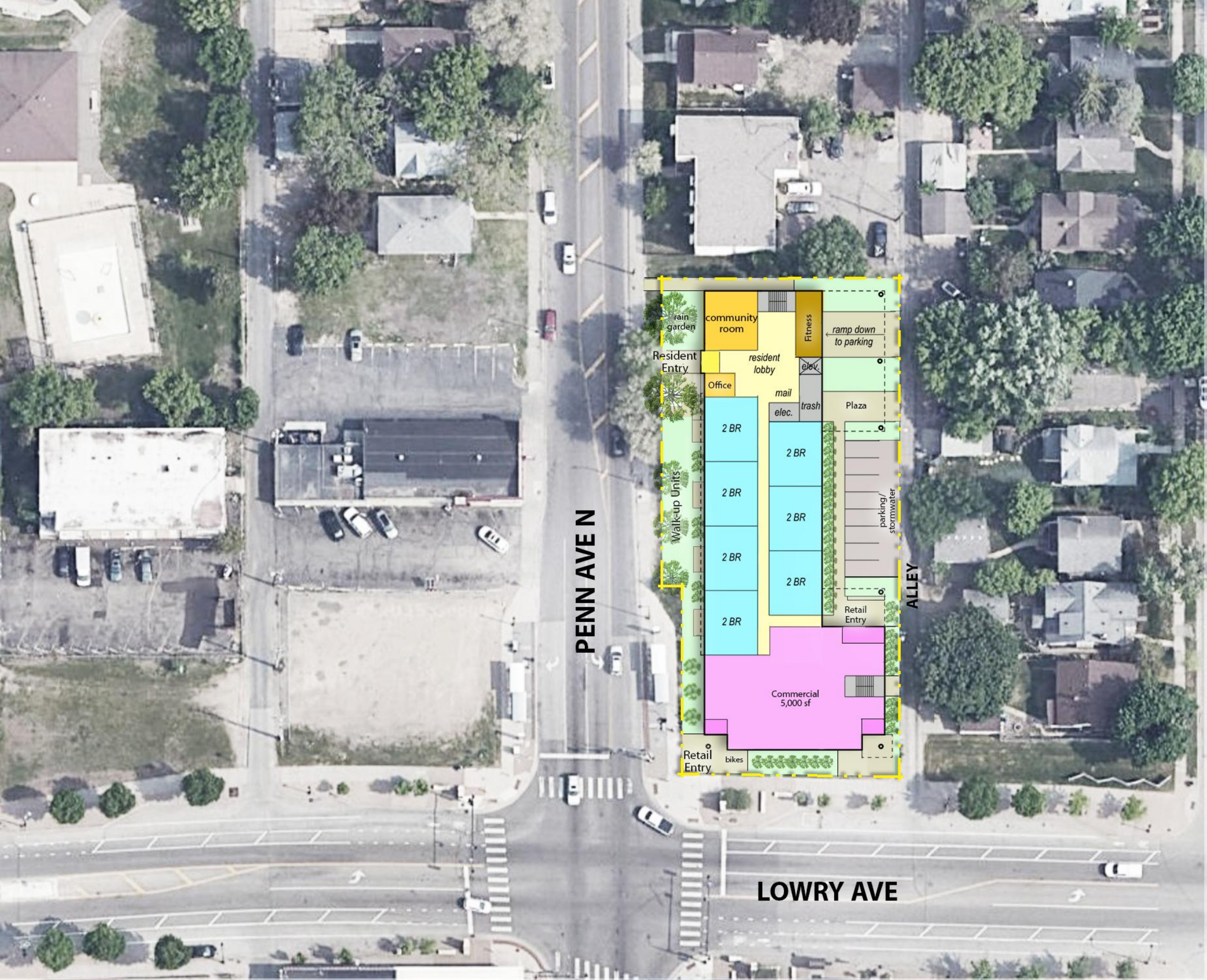




Penn & Lowry Development
Minneapolis, MN



PENN AVEN

LOWRY AVE

ALLEY

Penn & Lowry Development
Minneapolis, MN

PROJECT INFORMATION

Site & Building Area:
Lot Area: 30,977 sf (0.71 acres)

Total Building Area: 92,474 sf
L1: 16,122 sf
L2: 19,734 sf
L3: 19,734 sf
L4: 19,734 sf
Garage: 17,150 sf
Total Building Area sans Garage: 75,324 sf

FAR: (75,324/30,977) = 2.43
Built Form District: Corridor 4

Building Height: ± 48'

Parking: ± (42) below grade
± (8) surface

Unit Breakdown:

	L1	L2	L3	L4		
1BR	-	4	4	4	(12)	24%
2BR	7	3	3	3	(16)	33%
3BR	-	5	5	5	(15)	31%
4BR	-	2	2	2	(6)	12%

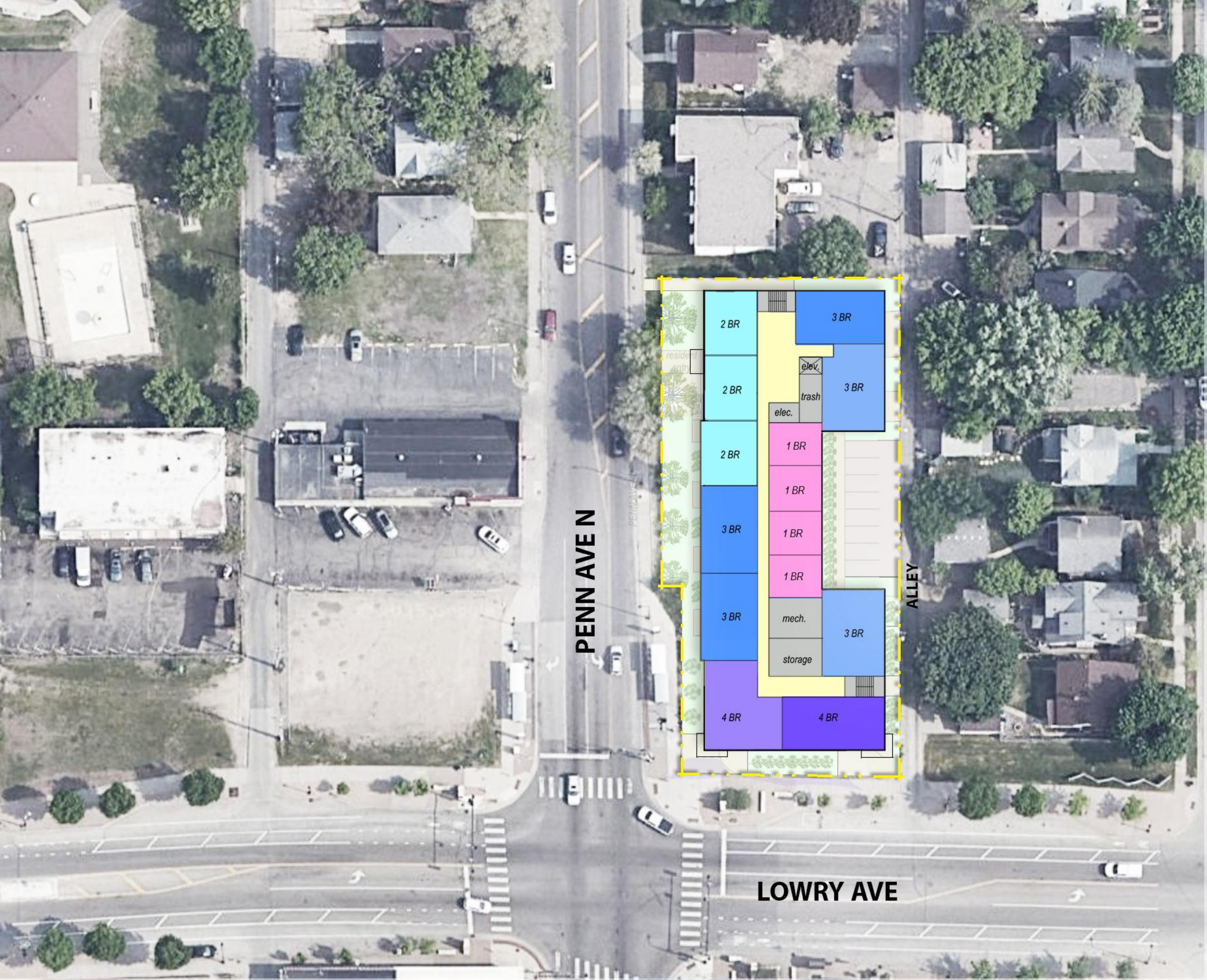
Totals: 7 14 14 14

Total Dwelling Units: (49)



LEVEL 1

LSE
ARCHITECTS



PROJECT INFORMATION

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Lot Area: 30,977 sf (0.71 acres)

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L3: 19,734 sf
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Totals:	7	14	14	14
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Total Dwelling Units: (49)





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Totals:	7	14	14	14
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Total Dwelling Units: (49)



Penn & Lowry Development
Minneapolis, MN

GARAGE LEVEL

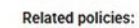


There are 14 Built Form districts. *Click on a Built Form district in the carousel below to learn more about it.*



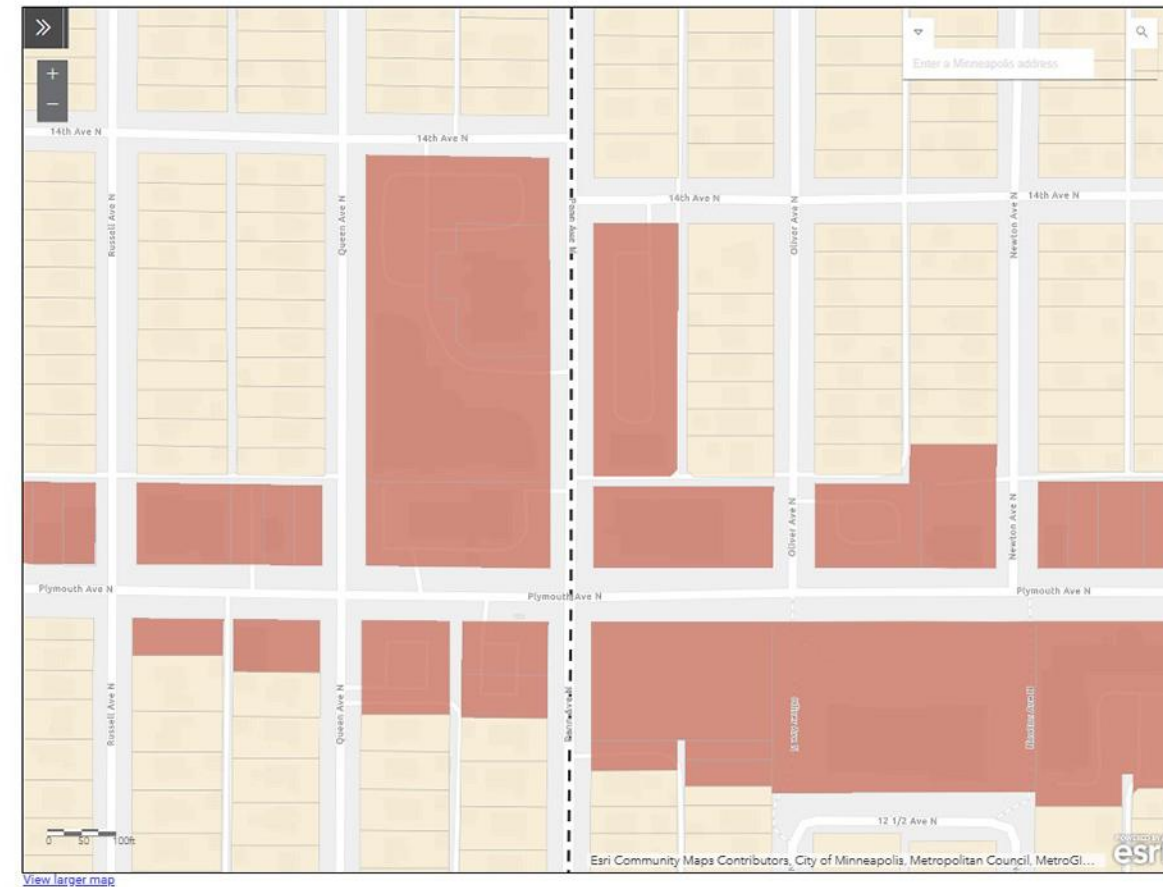
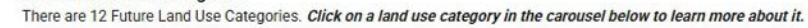
The Corridor 4 district is typically applied along high frequency transit routes farther from downtown, that are on narrower rights of way, and on select streets with local transit service. It is also applied near downtown in areas between transit routes, and serves as a transition between lower intensity residential areas and areas immediately surrounding METRO stations.

Built Form Guidance: New and remodeled buildings in the Corridor 4 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 4 stories. Requests to exceed 4 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.



- Policy 1: Access to Housing
- Policy 2: Access to Employment
- Policy 4: Access to Commercial Goods and Services

Map color:



Corridor Mixed Use serves a larger market area than Neighborhood Mixed Use, and may have multiple competing uses of the same type. Commercial zoning is appropriate, mixed use multi story development is encouraged, and contiguous expansion of commercial zoning is allowed.

Related policies:

- Policy 1: Access to Housing
- Policy 2: Access to Employment
- Policy 4: Access to Commercial Goods and Services

Map color:

