Project Location:

200 12th Avenue South, Minneapolis, MN 55415

Site Location

Vicinity

Project Overview:

An existing single-story commercial building and surface parking lot will be redeveloped into a mixed-use, family-oriented facility that provides active uses on all floors. Multiple entrances, generous glazing and several private terraces under the laws of the State of Minnesota.

Project Metrics:

- Dwelling Units/Acre: 291
- Provided Resident Parking: 215 + 9 Tandem Stalls
- Allowable Height: 8 Stories or 112' (DH)
- Allowable FAR: 4.8 (DH + 20% Parking Bonus)

Gross Floor Area: 224,424 SF

Pedestrians and bicyclists. While both resistant species. The burying of overhead power lines along both streets (required for multi-story construction) will allow the new trees to grow without the need for harsh pruning.

Exterior Materials:

- SMOOTH & PROFILED METAL PANEL

Parking Count:

- 224 stalls (plus 9 tandem stalls) of resident and visitor parking stalls contained within a structured garage
- 223 dwelling units ranging from 540 sf Junior 1-bedroom units to 1,600 sf 2-bedroom units and 2 guest suites
- 215 stalls (plus 9 tandem stalls) of resident and visitor parking stalls contained within a structured garage
- 223 dwelling units ranging from 540 sf Junior 1-bedroom units to 1,600 sf 2-bedroom units and 2 guest suites

Zoning Analysis:

- MinNEHORD:
- 5M: Residential, Multiple-Unit
- 5L: Residential, Low-Rise
- 3FF: Commercial, Freestanding

Exterior Materials:

- SMOOTH (CHARCOAL GRAY)
- METAL PANEL
- TANDEM LEVEL 2
- STANDARD LEVEL 1
- ADA LEVEL 1
- COMPACT LEVEL 2
- ADA (VAN) LEVEL 1

Drawing Index - LUA

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- A4 Exterior Elevations - West
- A3 Level 1 Plan
- A2 Level P1
- A1 Title Sheet

Architectural Precast Concrete

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Mechanical, Electrical, Plumbing, and Structural Engineers

- NHB, Inc.
- 510 Marquette Avenue South
- Suite 900
- Minneapolis, MN 55408
- Ph: 612-339-5382
- Fx: 612-339-5508

Architect:

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- Civil Site Group
- Ph: 612-338-0713
- Ph: 612-615-0060
- 500 Washington Ave. South, Suite 1080
- Minneapolis, MN 55408
- Ph: 612-332-7281
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Landscaping Architect:

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Structural Engineer:

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- NHB, Inc.
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 architect under the laws of the State of Minnesota.

Robert Loken
Signature
Typed or Printed Name
License # Date

PROJECT NUMBER: [PROJECT NUMBER]
DRAWN BY: [DRAWN BY]
CHECKED BY: [CHECKED BY]

ORIGINAL ISSUE: [ORIGINAL ISSUE]
REVISIONS: [REVISIONS]

DESIGN PERSPECTIVES:

AERIAL VIEW TO SE

VIEW FROM GOLD MEDAL PARK

AERIAL VIEW FROM 11TH AND 2ND

VIEW OF S 2ND ST. WALK-UPS

ENLARGED VIEW OF PRECAST PANEL AT SOUTH & WEST WALLS

VIEW FROM 11TH AND 2ND

200 12TH AVE S
MINNEAPOLIS, MN

LUA SUBMITTAL
04/17/2020

22009

DESIGN PERSPECTIVES

A9
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 architect under the laws of the State of Minnesota.
These maps provide an overview of the built form guidance, for parcel specific information refer to the online version at Minneapolis2040.com.

200 12TH STREET
2040 guidance: Transit 20

Built Form: Transit 20

The Transit 20 district is typically applied along high frequency transit routes, adjacent to METRO stations, in neighborhoods near downtown, and in downtown.

Built Form Guidance: New and remodeled buildings in the Transit 20 district should reflect a variety of building types on both moderate and large sized lots. Upper floors of taller buildings should be set back to increase access to light and air. Building heights should be 6 to 20 stories. Building heights should be at least 6 stories in order to best take advantage of the access to transit, jobs, and goods and services provided by the Transit 20 district. Requests to exceed 20 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.
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 architect under the laws of the State of Minnesota.