**ZONING**

**Zoning Analysis**
- Primary Zoning District: B4-2
- Overlay Zoning District: DP (Downtown Parking)
- Lot Area: 41,756 sf (Approximate)
- Gross Roof Area: 210,247 sf
- Adj Max FAR: 2.0
- Proposed FAR: 6.0
- Proposed Height: 10 Stories, 125 ft
- Proposed residential units: 240
- Dwelling units/acre: 250

**Applications Identified**
- Site Plan Review
- 2040 Plan Guidance
- Zoning Analysis
- Built Form: Core 50 (10 story max)

**PROJECT NARRATIVE**

**Project Overview**
The project site is located on the north side of 7th Street S between 5th Avenue South and Portland Avenue South. Sherman Associates proposes to redevelop the southern half of the block (currently a surface parking lot) into a high-density mixed-use development consisting of a 10-story, 240-unit residential building. The building will be integrated into a skyway-connected two-story podium incorporating a 12,319 SF daycare facility at street level and a 12,206 SF facility for non-profit Firefighters for Healing at the skyway level. Firefighters for Healing provides temporary, no-cost temporary housing for families of burn victims undergoing treatment at HCMC. A one-story below grade parking facility will be connected to, and operated in conjunction with, the parking facility below the adjacent new Thrivent headquarters building. The proposed development will share an internal drive court with the nearly completed Thrivent headquarters building, which will serve the vehicular needs of the development while minimizing the impact of vehicular uses along the street.

**Building Design**
The building will be built of non-combustible concrete and steel, similar to the adjacent Thrivent development. The building is configured to hold the urban street edge while including several recesses to accommodate outdoor spaces and maximize access to light and air for both the proposed development and the Thrivent headquarters development. The building massing consists of a 2-story brick and glass podium and a metal and glass upper mass. The limited palette of durable materials responds to the building’s commercial core context.

**Pedestrian Experience**

The intention of the streetscape design is to provide a pedestrian experience that is consistent with the Thrivent development to the north. The building setback on Portland Ave., expanded pedestrian realm width on 5th Ave., and enlarged curb bulbs at the corners will be consistent with the Thrivent development. Pedestrian and landscape changes will also be consistent to the extent possible. A continuous canopy of trees will line all three street frontages. Street level programs are arranged to maximize active uses on all sides of the building. An outdoor play area used by the daycare facility occurs mid-block facing 7th St. A local bus stop and shelter are also being planned toward the western side of 7th St. At the northeast corner of the development facing Portland Avenue, a public entrance will provide a highly-visible access point to the skyway system via an open feature stair and elevators; this will also serve as the street entrance for Firefighters for Healing.
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EXISTING CONDITIONS - FROM SOUTHWEST

EXISTING CONDITIONS - FROM SOUTHEAST

EXISTING CONDITIONS - FROM NORTHEAST

EXISTING CONDITIONS - AERIAL

500 S 7th STREET
MINNEAPOLIS, MN

LAND USE APPLICATION
4/14/2020

SHERMAN & Associates
ARCHITECTURE & DESIGN

G2
EXISTING SITE ACCESS

EXISTING OVERLAYS AND ZONING
Discrete articulation and material changes occur at public and amenity oriented spaces.

Simple massing with consistent cladding above masonry plinth.

BUILDING ARTICULATION

Simple massing with consistent cladding above masonry plinth.

BUILDING PROGRAM

Simple massing with consistent cladding above masonry plinth.

BUILDING ARTICULATION

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Hereby certify that plan, specification, or was prepared by or under my direct supervision and I am a duly licensed landscape architect under laws of the State of Minnesota.

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### PLANTING SCHEDULE

<table>
<thead>
<tr>
<th>QTY</th>
<th>KEY</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>ROOT NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>5A</td>
<td>A</td>
<td>Amelanchier x grandiflora 'Autumn Brilliance'</td>
<td>AUTUMN BRILLIANCE SERVICEBERRY</td>
<td>3&quot; B&amp;B</td>
<td>STRAIGHT SINGLE LEADER, MATCHED SPECIMEN</td>
</tr>
<tr>
<td>5G</td>
<td>I</td>
<td>Gleditsia triacanthos var. inermis 'Skycole'</td>
<td>SKYLINE HONEYLOCUST</td>
<td>3&quot; B&amp;B</td>
<td>MATCHED SPECIMEN</td>
</tr>
<tr>
<td>3Q</td>
<td>B</td>
<td>Quercus bicolor</td>
<td>SWAMP WHITE OAK</td>
<td>3&quot; B&amp;B</td>
<td>STRAIGHT SINGLE LEADER, MATCHED SPECIMEN</td>
</tr>
<tr>
<td>4S</td>
<td>R</td>
<td>Syringa reticulata</td>
<td>JAPANESE TREE LILAC</td>
<td>3&quot; B&amp;B</td>
<td>STRAIGHT SINGLE LEADER, MATCHED SPECIMEN</td>
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</tr>
<tr>
<td>21</td>
<td></td>
<td>Aronia melanocarpa 'Morton'</td>
<td>IROQUOIS BEAUTY BLACK CHOKEBERRY</td>
<td>#5 CONT.</td>
<td>SPACE AS SHOWN ON PLANS</td>
</tr>
<tr>
<td>4</td>
<td>I</td>
<td>Cotoneaster apiculatus</td>
<td>CRANBERRY COTONEASTER</td>
<td>#5 CONT.</td>
<td>SPACE AS SHOWN ON PLANS</td>
</tr>
<tr>
<td>64</td>
<td>Q</td>
<td>Cornus sericea 'Neil Z'</td>
<td>PUCKER UP PUCKER UP!® RED TWIG DOGWOOD</td>
<td>#5 CONT.</td>
<td>SPACE AS SHOWN ON PLANS</td>
</tr>
<tr>
<td>8</td>
<td>I</td>
<td>Hydrangea arborescens 'NCHA7'</td>
<td>INVINCIBLE MAUVETTE™ HYDRANGEA</td>
<td>#5 CONT.</td>
<td>SPACE AS SHOWN ON PLANS</td>
</tr>
<tr>
<td>244</td>
<td>I</td>
<td>Hydrangea paniculata 'ILVOBO'</td>
<td>BOBO HYDRANGEA</td>
<td>#5 CONT.</td>
<td>SPACE AS SHOWN ON PLANS</td>
</tr>
<tr>
<td>68</td>
<td>T</td>
<td>Taxus cuspidata 'Nova'</td>
<td>NOVA YEW</td>
<td>#5 CONT.</td>
<td>SPACE AS SHOWN ON PLANS</td>
</tr>
<tr>
<td>71</td>
<td>C</td>
<td>Calamagrostis x acutiflora 'Karl Foerster'</td>
<td>CALAMAGROSTIS KARL FOERSTER</td>
<td>#3 CONT.</td>
<td>SPACE AS SHOWN ON PLANS</td>
</tr>
<tr>
<td>24</td>
<td>H</td>
<td>Hydrangea paniculata 'Goldsturm'</td>
<td>GOLDSTurm RUDBECKIA</td>
<td>#3 CONT.</td>
<td>SPACE AS SHOWN ON PLANS</td>
</tr>
<tr>
<td>119</td>
<td>C</td>
<td>Cotoneaster apiculatus</td>
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<td>#5 CONT.</td>
<td>SPACE AS SHOWN ON PLANS</td>
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</table>

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NOTES:

1. No Birsh, Buckeye, Maple, Elm, or Planetree species are proposed for this block due to Asian Longhorn Beetle susceptibility. Limit is 10; used on North side of block.

2. Proposed trees do not yield more than 5 trees per Genera for entire block
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.

Project Number: 218303.00
Revision: 06/21/18
500 S 7th STREET
MINNEAPOLIS, MN

LAND USE APPLICATION
4/14/2020

Level 10 Floor Plan
Level 4 - 9 Floor Plan
Upper Roof Plan

1/16" = 1'-0"
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4/13/2020 8:51:31 PM

EXTERIOR ELEVATIONS
218303.00
06/21/18
500 S 7th STREET
MINNEAPOLIS, MN

LAND USE APPLICATION
4/14/2020

VIEW FROM PORTLAND AND 7TH
VIEW FROM PORTLAND
VIEW FROM 5TH AND 7TH
VIEW FROM 5TH AVE
KEY PLAN
NOT FOR CONSTRUCTION

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EXTERIOR ELEVATIONS
500 S 7th STREET
MINNEAPOLIS, MN

EXTERIOR RENDERINGS
VIEW FROM 5TH AVE DAYCARE ENTRY
VIEW FROM 5TH AND 7TH CROSSWALK
VIEW FROM 7TH ST RESIDENTIAL ENTRY
VIEW FROM 5TH AVE
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500 S 7th STREET
MINNEAPOLIS, MN

LAND USE APPLICATION
4/14/2020

EXTERIOR RENDERINGS

VIEW FROM CENTER DRIVE, TOWARD PORTLAND

VIEW FROM CENTER DRIVE, TOWARD 5TH
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GLAZING: 30%
METAL PANEL: 62%

COMPOSITE METAL PANEL
COLOR 1

COMPOSITE METAL PANEL
COLOR 2

COMPOSITE METAL PANEL
ACCENT COLORS

METAL SCREEN PANEL
ACCENT COLORS

BRICK VENEER MASONRY

PRECAST CONCRETE

GLAZING: 35%
METAL PANEL/STEEL: 61%

METAL PANEL, COLOR 1
METAL PANEL, COLOR 2
COMPOSITE METAL PANEL
ACCENT COLORS
METAL PANEL, ACCENT COLORS
PRECAST CONCRETE STEM WALL

FIBERGLASS WINDOW
METAL PANEL, COLOR 2
ALUMINUM & GLASS GUARDRAIL SYSTEM
METAL PANEL, COLOR 2
ALUMINUM STOREFRONT SYSTEM
METAL PANEL, ACCENT COLORS
STEEL CANOPY
ALUMINUM
STOREFRONT SYSTEM
METAL PANEL, ACCENT COLOR

CENTER COURT DRIVE

THRIVENT
HEADQUARTERS

500 S 7th STREET
MINNEAPOLIS, MN
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PROJECT NUMBER
ORIGINAL ISSUE:
REVISIONS:
KEY PLAN
NOT FOR CONSTRUCTION

LAND USE APPLICATION
4/14/2020

EXTERIOR ELEVATIONS

GLAZING: 26%
BRICK: 5%
METAL PANEL: 69%

LEVEL 1
848' - 6"

LEVEL 2
117' - 0"

LEVEL 3
131' - 0"

LEVEL 4
141' - 8"

LEVEL 5
152' - 4"

LEVEL 6
163' - 0"

LEVEL 7
173' - 8"

LEVEL 8
184' - 4"

LEVEL 9
195' - 0"

LEVEL 10
205' - 8"

LEVEL 11
214' - 0"

LEVEL 12
219' - 4"

LEVEL 13
224' - 4"

LEVEL 14
229' - 4"

LEVEL 15
235' - 4"

GLAZING: 26%
BRICK: 5%
METAL PANEL: 69%
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.

GLAZING: 42%
BRICK: 5%
METAL PANEL: 53%
skyway not included in material calculations

500 S 7th STREET
MINNEAPOLIS, MN

LAND USE APPLICATION
4/14/2020

METAL PANEL, ACCENT COLOR
STEEL CANOPY
ALUMINUM CURTAIN WALL SYSTEM

METAL PANEL, COLOR 2
METAL PANEL, COLOR 1
ALUMINUM & GLASS GLAZING SYSTEM

LEVEL 01
848' - 6"
LEVEL 02
117' - 0"
LEVEL 03
131' - 0"
LEVEL 04
141' - 8"
LEVEL 05
152' - 4"
LEVEL 06
163' - 0"
LEVEL 07
173' - 8"
LEVEL 08
184' - 4"
LEVEL 09
195' - 0"
LEVEL 10
205' - 8"
LEVEL 11
216' - 4"
LEVEL 12
219' - 4"
LEVEL 13
224' - 4"
LEVEL 14
234' - 0"
LEVEL 15
244' - 8"
LEVEL 16
254' - 8"
LEVEL 17
264' - 4"
LEVEL 18
275' - 0"
LEVEL 19
285' - 8"
LEVEL 20
296' - 0"
LEVEL 21
306' - 8"
LEVEL 22
317' - 8"
LEVEL 23
328' - 0"
LEVEL 24
338' - 8"
LEVEL 25
349' - 4"
LEVEL 26
360' - 0"
LEVEL 27
370' - 4"
LEVEL 28
381' - 8"
LEVEL 29
392' - 0"
LEVEL 30
402' - 8"
LEVEL 31
413' - 8"
LEVEL 32
424' - 0"
LEVEL 33
434' - 8"
LEVEL 34
445' - 4"
LEVEL 35
456' - 0"
LEVEL 36
466' - 8"
LEVEL 37
477' - 8"
LEVEL 38
488' - 0"
LEVEL 39
499' - 8"
LEVEL 40
510' - 0"
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500 S 7th STREET
MINNEAPOLIS, MN

LAND USE APPLICATION
4/14/2020

GLAZING: 31%
BRICK: 7%
METAL PANEL: 62%
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