

PL201800021
PL2018-21

BCS Phase III

33rd Ave S, Bloomington, MN 55425



esg
ARCHITECTURE & DESIGN

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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

Signature _____

Typed or Printed Name _____

License # _____ Date _____

NOT FOR
CONSTRUCTION

INFORMAL DRC
10/19/2017

ORIGINAL ISSUE:
10/19/17

[illegible]

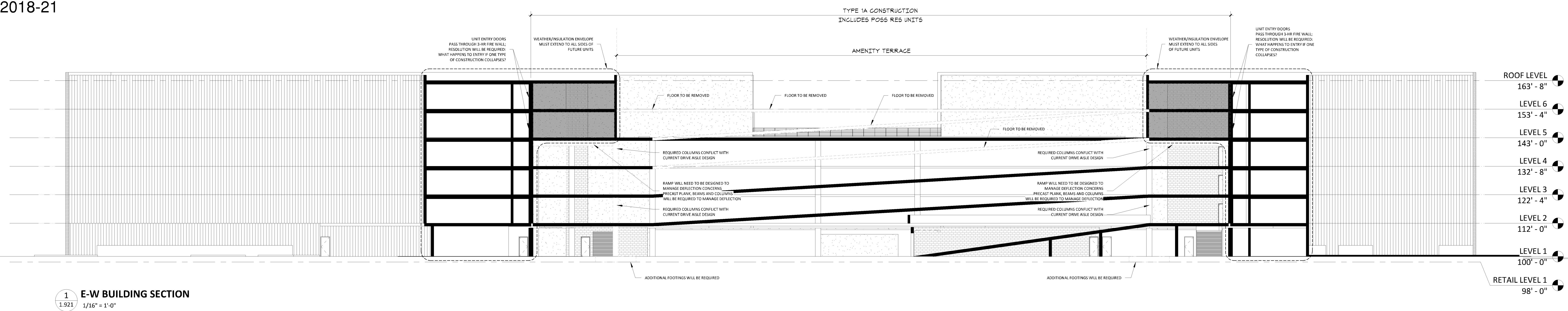
217530.00
PROJECT NUMBER

Author DRAWN BY	Checker CHECKED BY
KEY PLAN	

BCS Phase III

FUTURE PHASE PARKING
CONVERSION

1.921



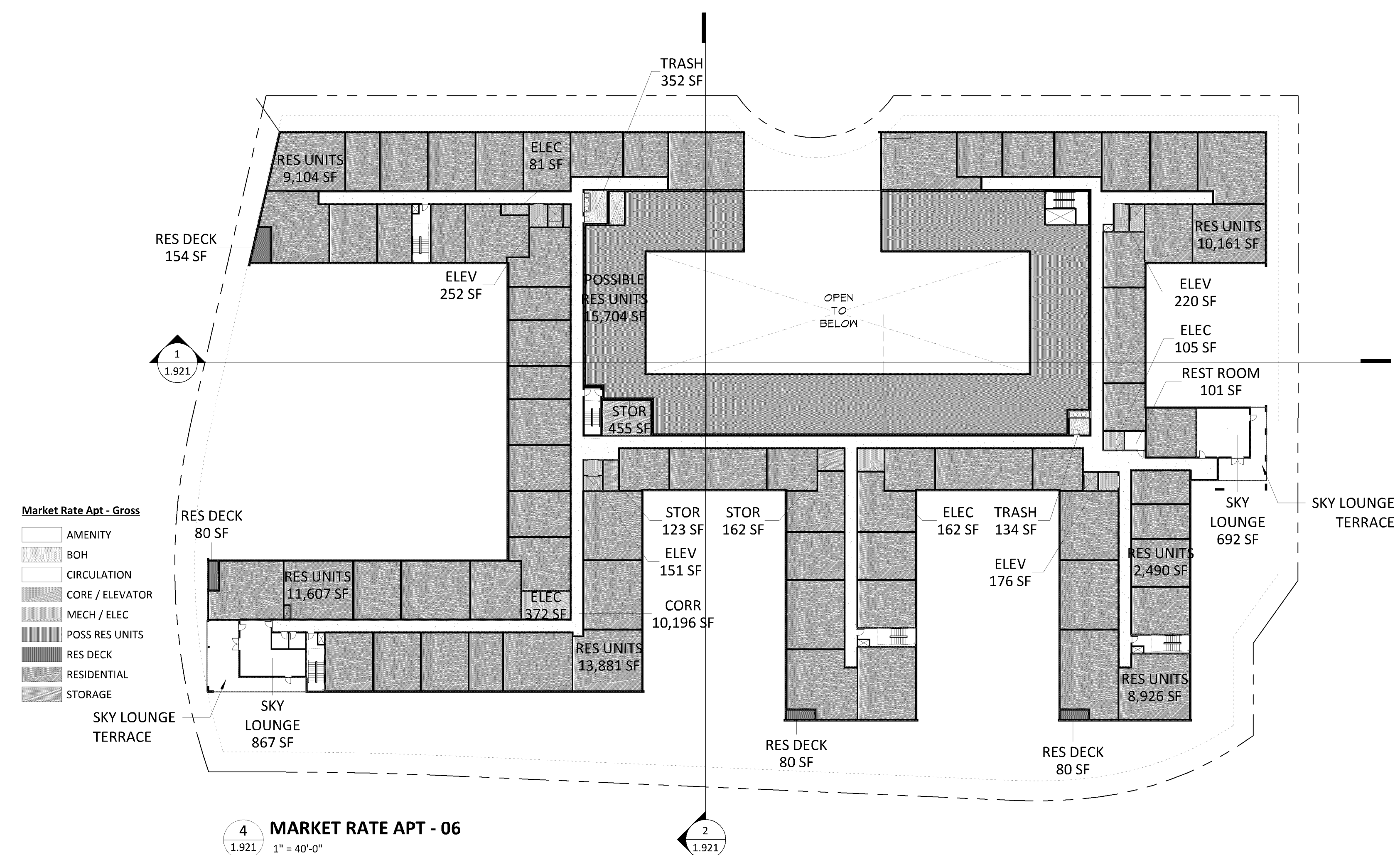
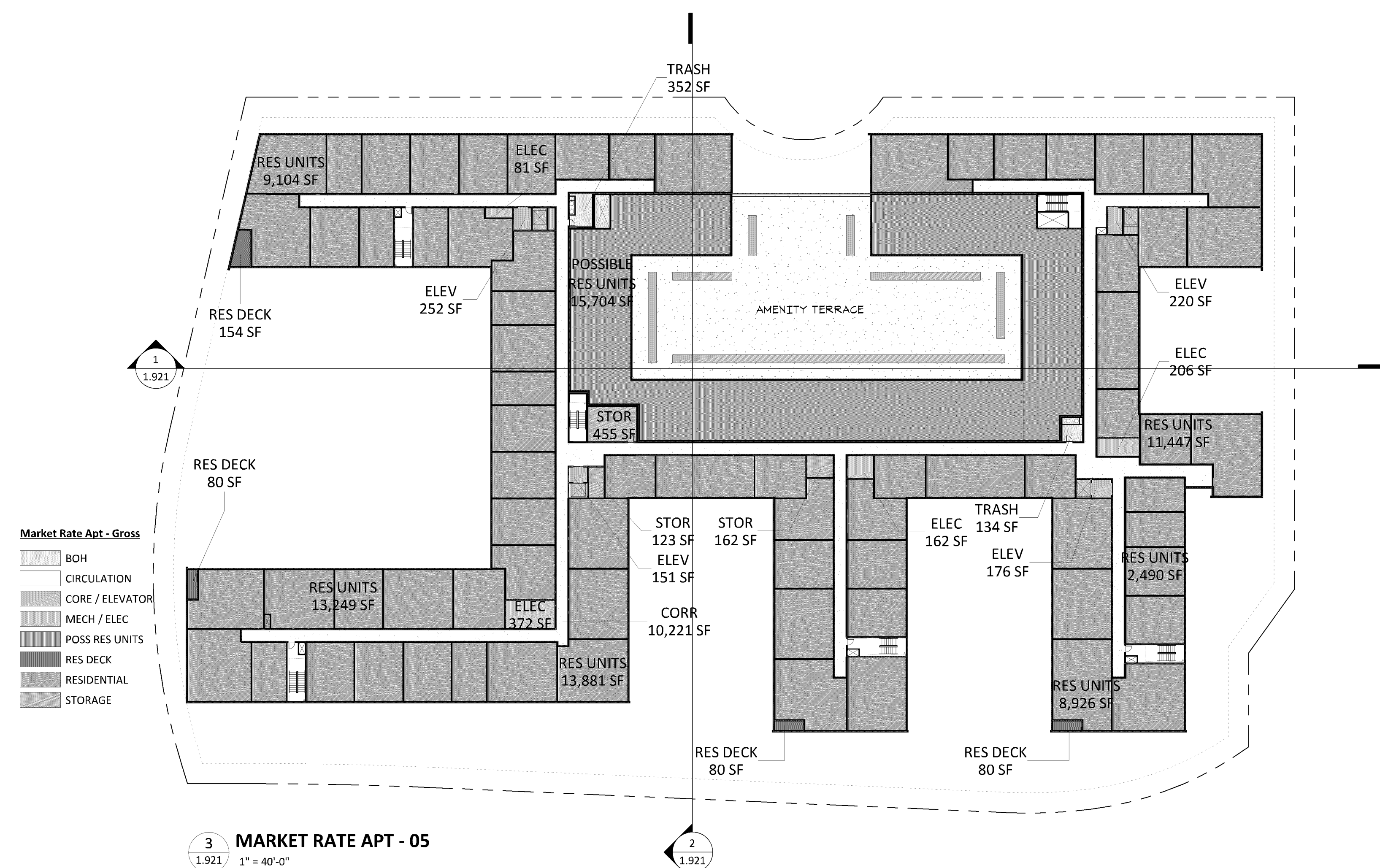
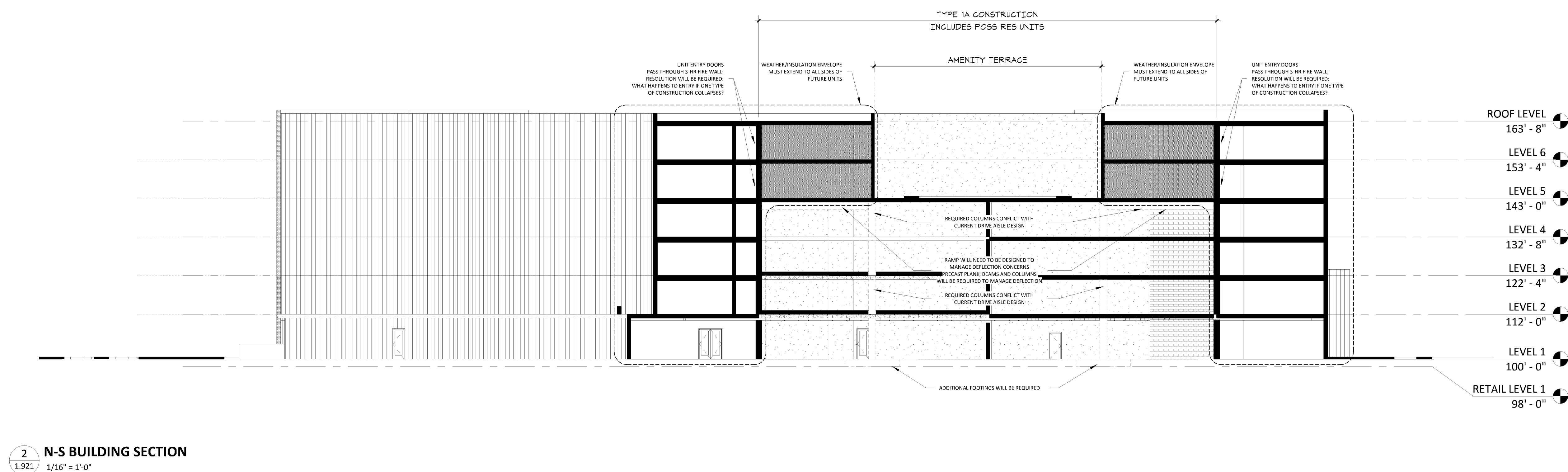
METRICS:

PARKING GSF IMPACT: APPROXIMATELY 60,000 GSF PARKING REMOVED

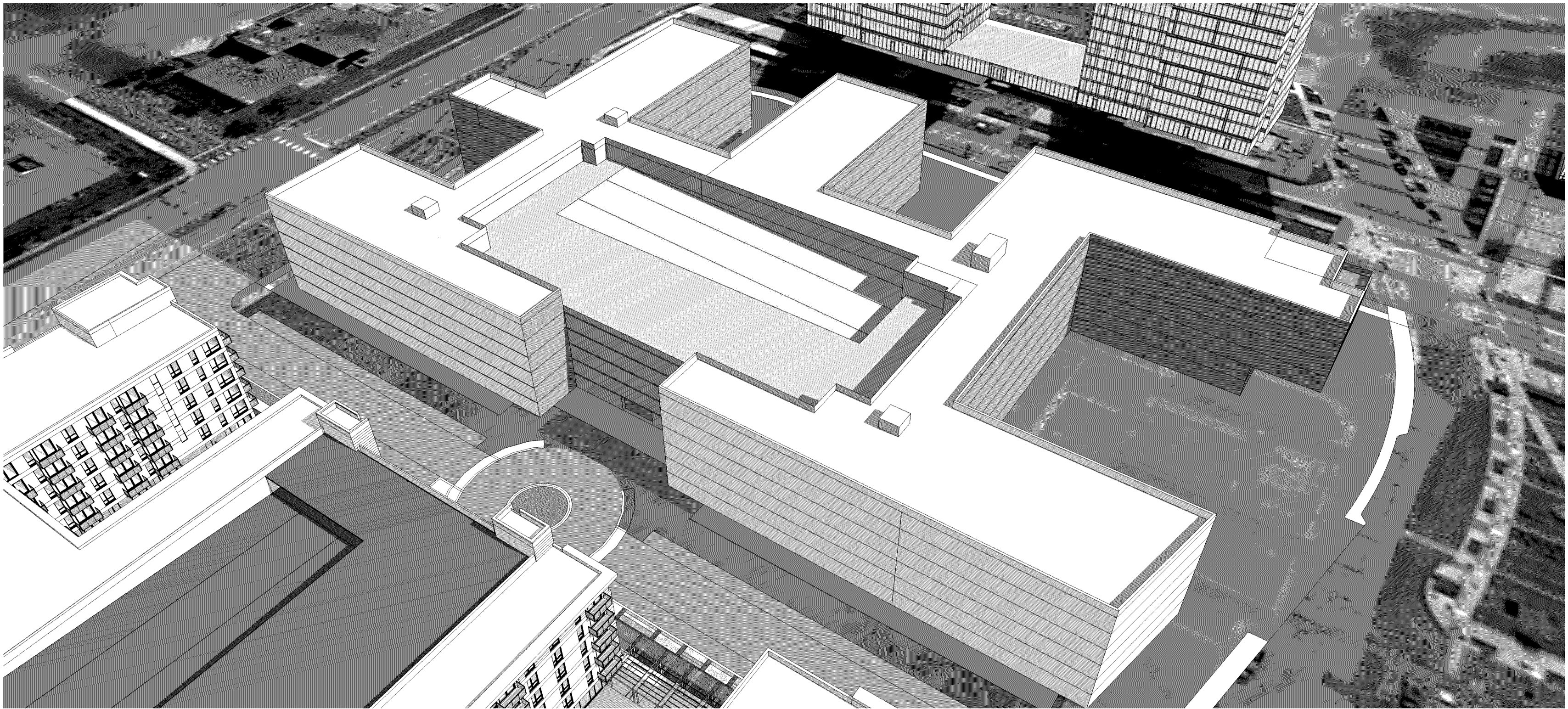
PARKING STALL IMPACT: APPROXIMATELY 200 PARKING STALLS REMOVED (APPROXIMATELY 317 STALLS REMAIN)

RESIDENTIAL RENTABLE GSF IMPACT: 15,000 GSF X 2 FLOORS = 30,000 TOTAL GSF ADDED

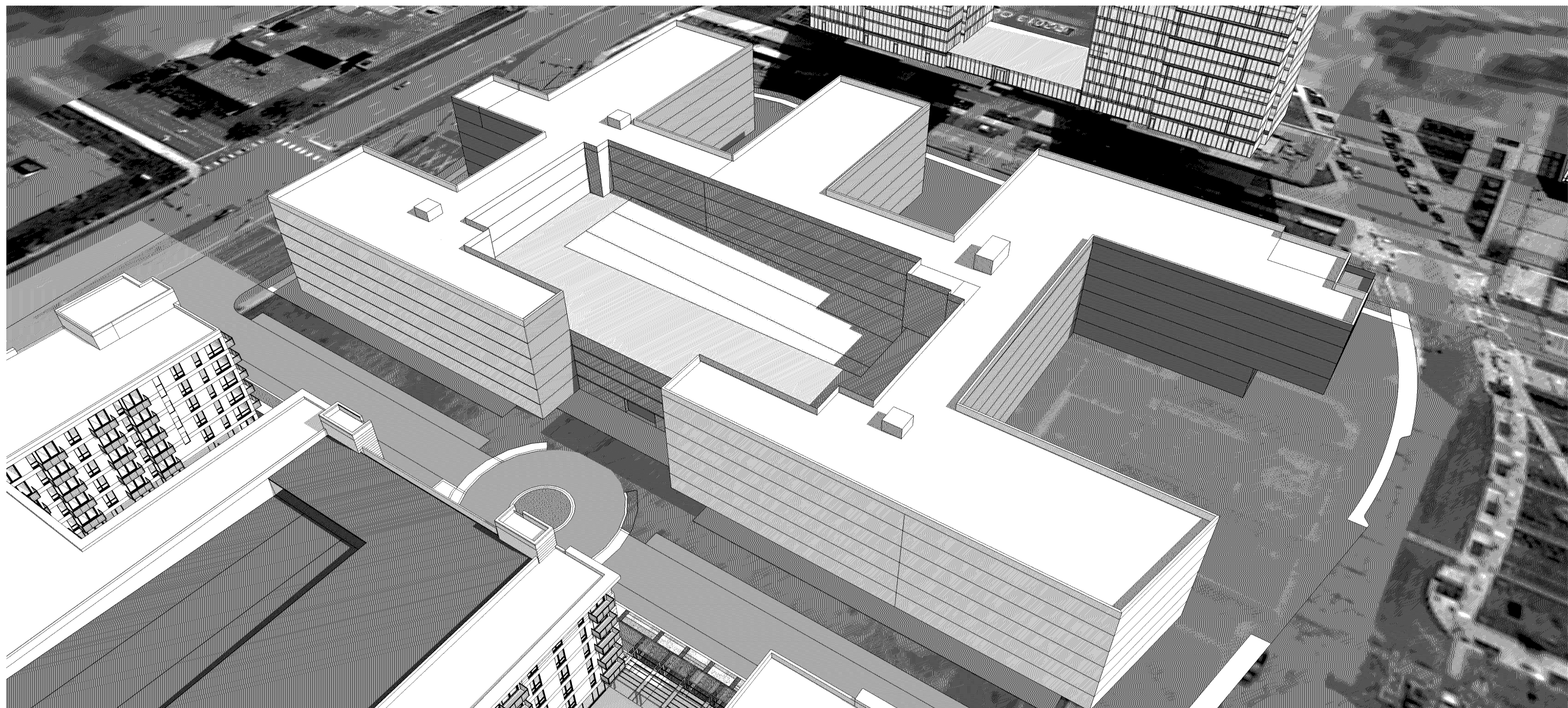
RESIDENTIAL UNIT IMPACT: 29-30 DWELLING UNITS ADDED (DEPENDS ON UNIT TYPE)



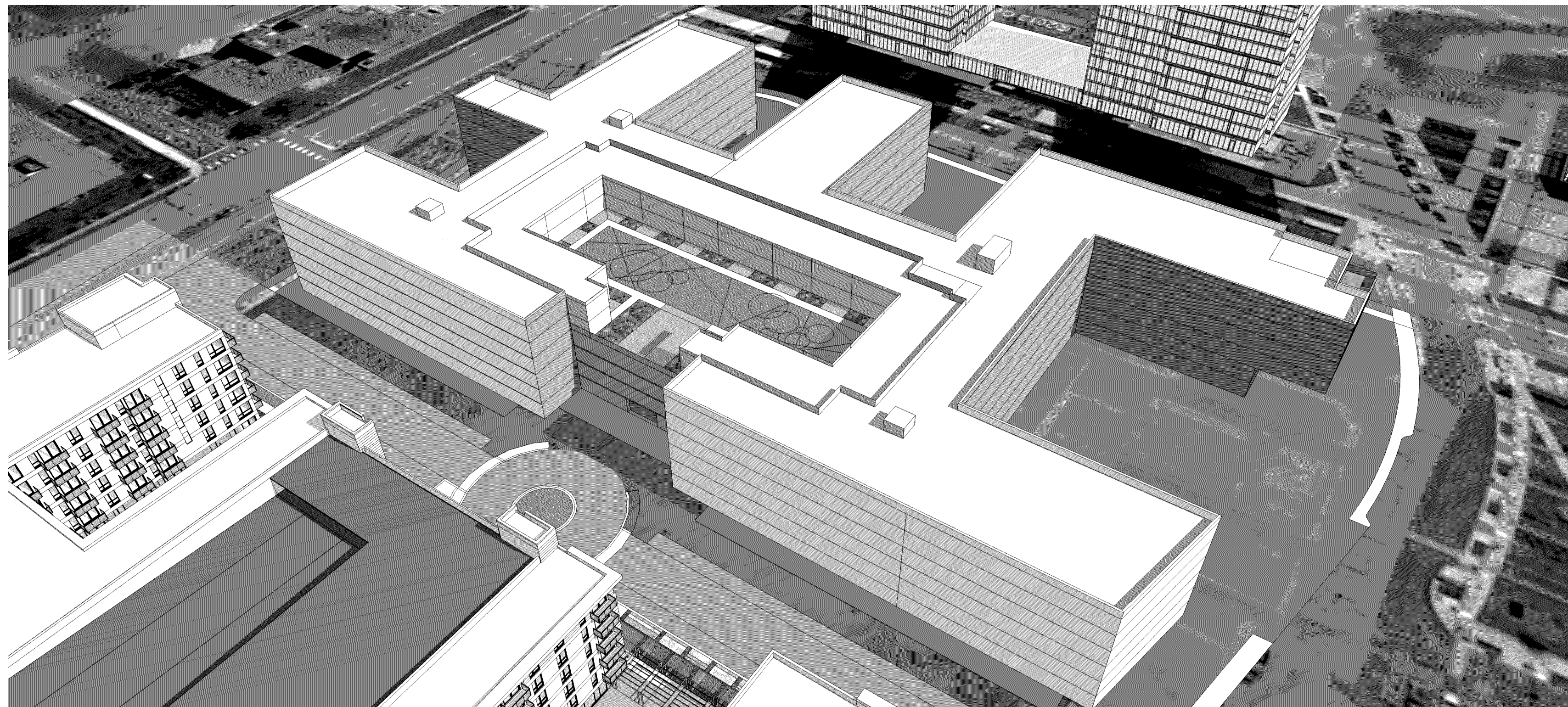
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AERIAL MASSING VIEW LOOKING SE - BASE PROPOSAL



AERIAL MASSING VIEW LOOKING SE - FUTURE PHASE PARKING LEVELS 5 & 6 REMOVED



AERIAL MASSING VIEW LOOKING SE - FUTURE PHASE AMENITY ROOF & RESIDENTIAL ADDED

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