

Emergency vehicle access requirements not met.

Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.

Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

Provide adequate turning radius to accommodate BFD Ladder 3

Must meet current MN State Building Code

Must meet MN Accessibility Code

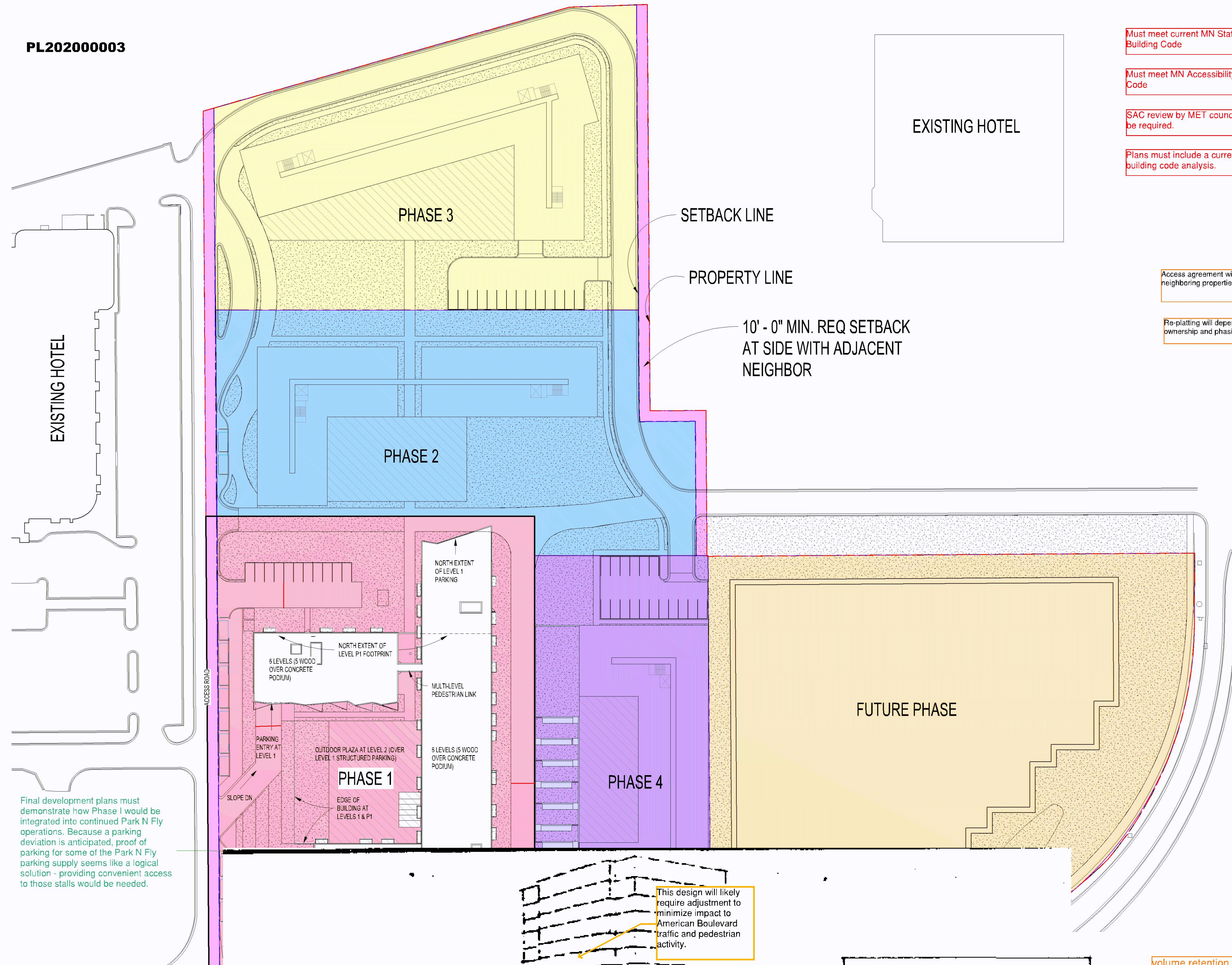
SAC review by MET council will be required.

Plans must include a current building code analysis.

Access agreement with neighboring properties needed.

Re-platting will depend on ownership and phasing.

PL202000003



PHASE 1

PROPOSED USE: MULTI-FAMILY RESIDENTIAL
 # OF FLOORS: 6
 GSF: 193,984 SQFT
 STRUCTURED PARKING

PHASE 2

PROPOSED MAJOR USE(S): MULTI-FAMILY RESIDENTIAL, HOTEL, OFFICE, MIXED USE
 # OF FLOORS: 6
 GSF: 142,746 SQFT
 STRUCTURED PARKING

PHASE 3

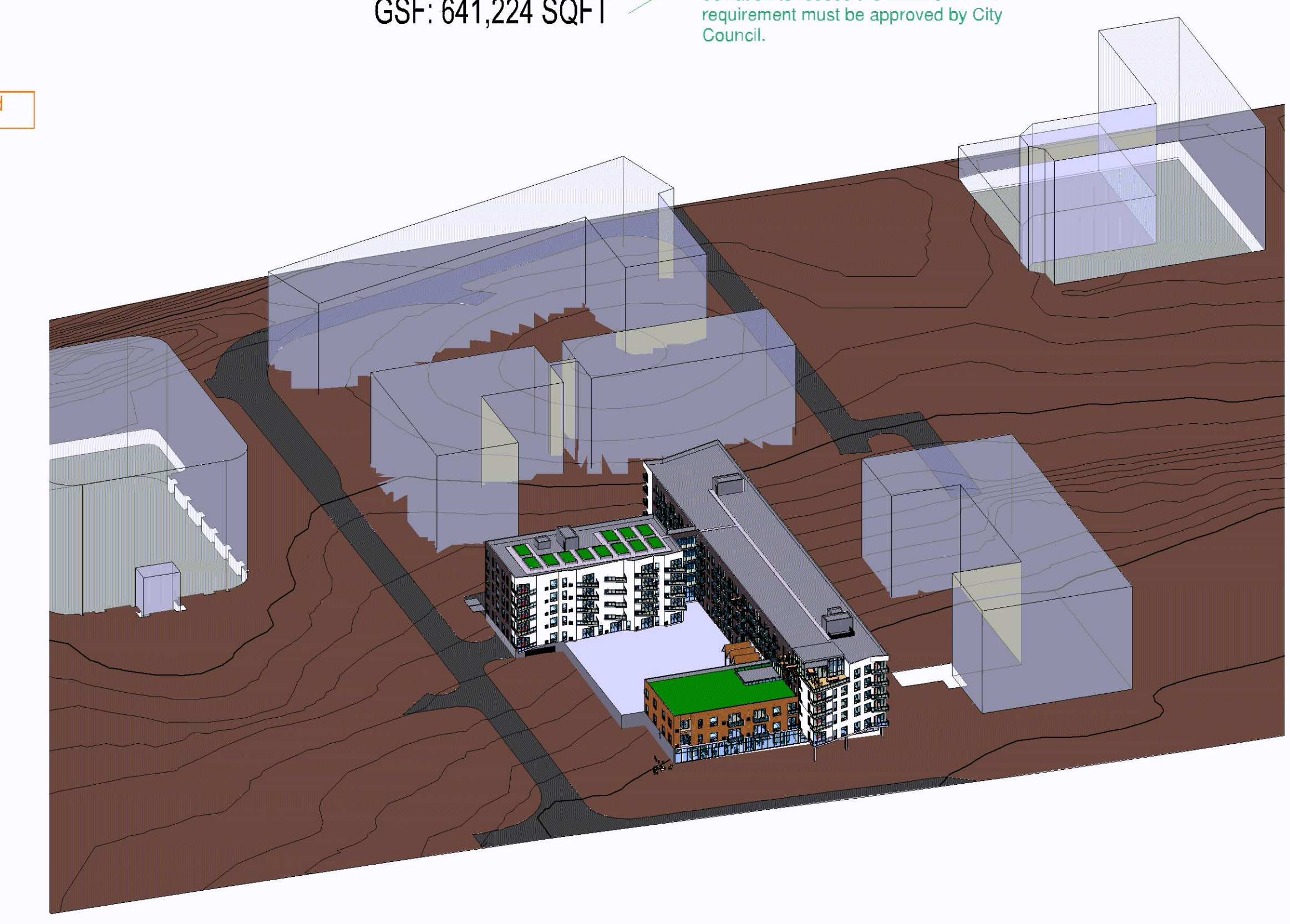
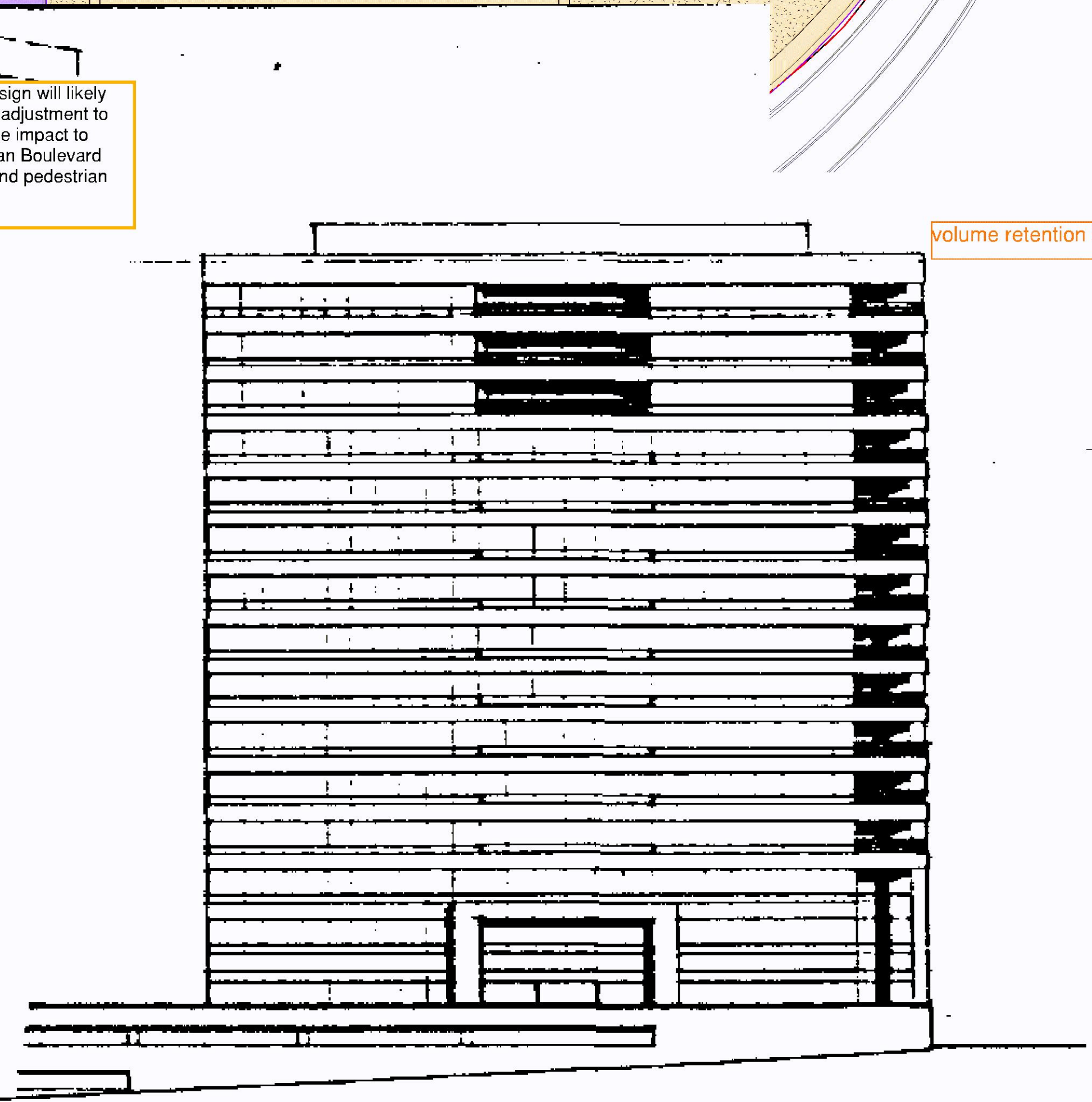
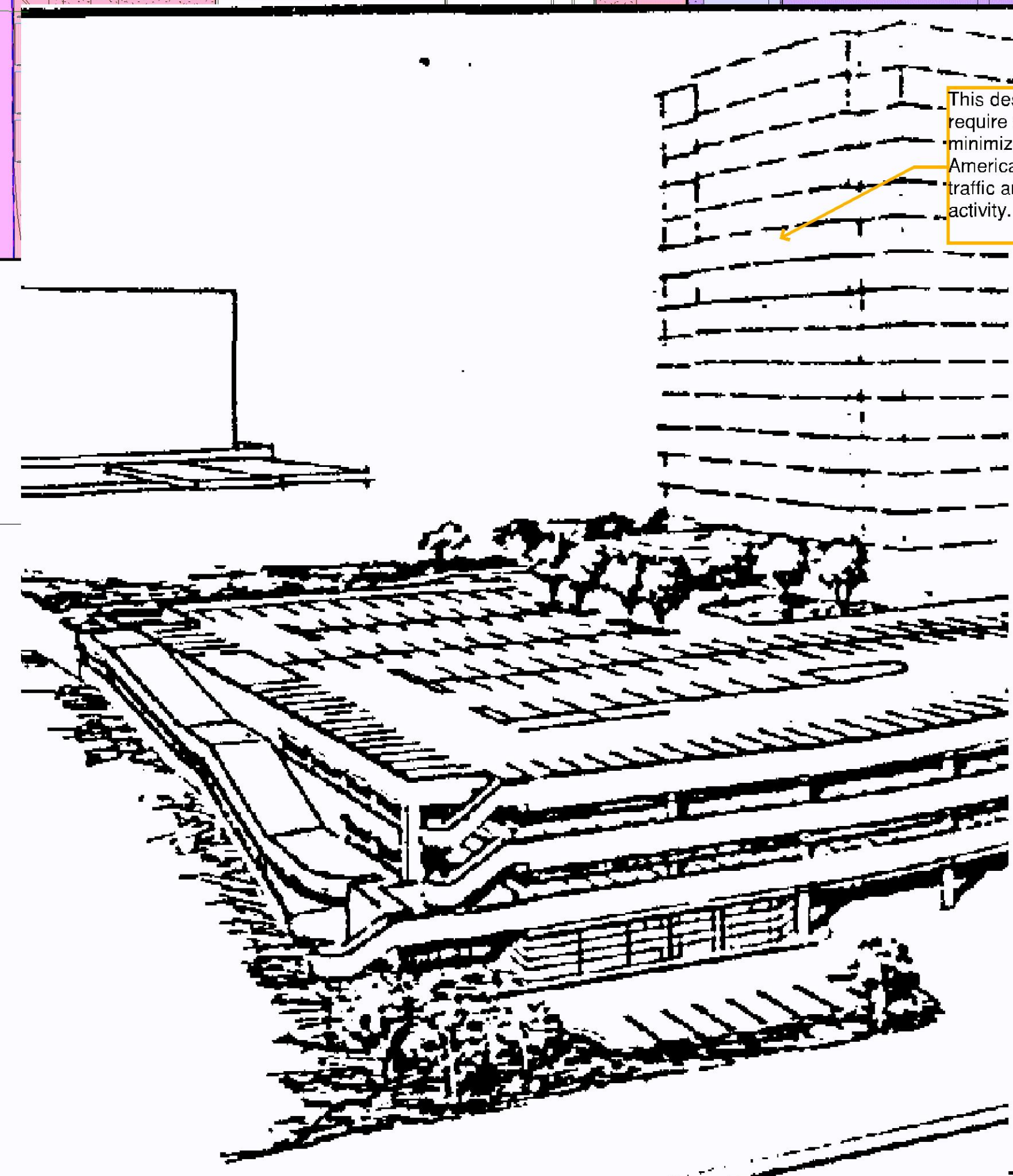
PROPOSED MAJOR USE(S): MULTI-FAMILY RESIDENTIAL, HOTEL, OFFICE, MIXED USE
 # OF FLOORS: 6
 GSF: 160,338 SQFT
 STRUCTURED PARKING

PHASE 4

PROPOSED MAJOR USE(S): MULTI-FAMILY RESIDENTIAL, HOTEL, OFFICE, MIXED USE
 # OF FLOORS: 6
 GSF: 144,156 SQFT
 STRUCTURED PARKING

ALL PHASES
 GSF: 641,224 SQFT

As proposed, with the office tower from the existing PDP removed, the FAR would be approximately 1.2, which is less than the 1.5 minimum. If the intent of the "new" PDP is to remove the office tower, A deviation to reduce the minimum FAR requirement must be approved by City Council.



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CONSULTANTS

PROJECT TITLE

3700 & 3750
 AMERICAN BLVD
 EAST

ISSUE #	DATE	DESCRIPTION
1	08/27/2019	CONCEPT MASTER PLAN

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	DJH
CHECKED BY	RE
COMMISSION NUMBER	2307-01

SHEET TITLE

MASTER SITE PLAN

SHEET NUMBER

A010

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