

Sidewalk along W. 82nd must be 8-foot wide between Irving and the crosswalk.

If possible, the courtyard amenity spaces should be at grade to reduce the overall mass of the building.

The City Code required building setback is 40 feet. Staff is generally supportive of some flexibility given the site has right of way on all four sides. Consider increasing the building setback along Irving Avenue to the extend possible.



- SITE PLAN KEY**
- 1 BUILDING ENTRANCE
 - 2 GARAGE ENTRANCE
 - 3 COURTYARD AMENITY
 - 4 ROOFTOP DECK
 - 5 STORMWATER PENTION (BELOW GRADE)
 - 6 DOG RUN
 - 7 POCKET PARK

Show easements.

Provide adequate turning radius for all emergency vehicle access lanes.

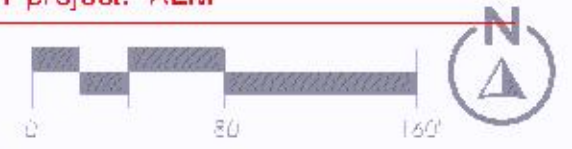
Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

Building/property shall be adequately signed for emergency response.

Landscaping shall not interfere with truck and ladder access to the building.

A shadow study will be required as part of the formal development application.

Demonstrate that the site layout and driveway (off W 83rd Street) works in the existing roadway condition and with the future proposed 83rd and Humboldt realignment that will be part of the future MnDOT project. ALM



1 SD Site Plan
1" = 80'-0"

Sidewalk along Irving and W. 83rd must be 6-foot concrete.

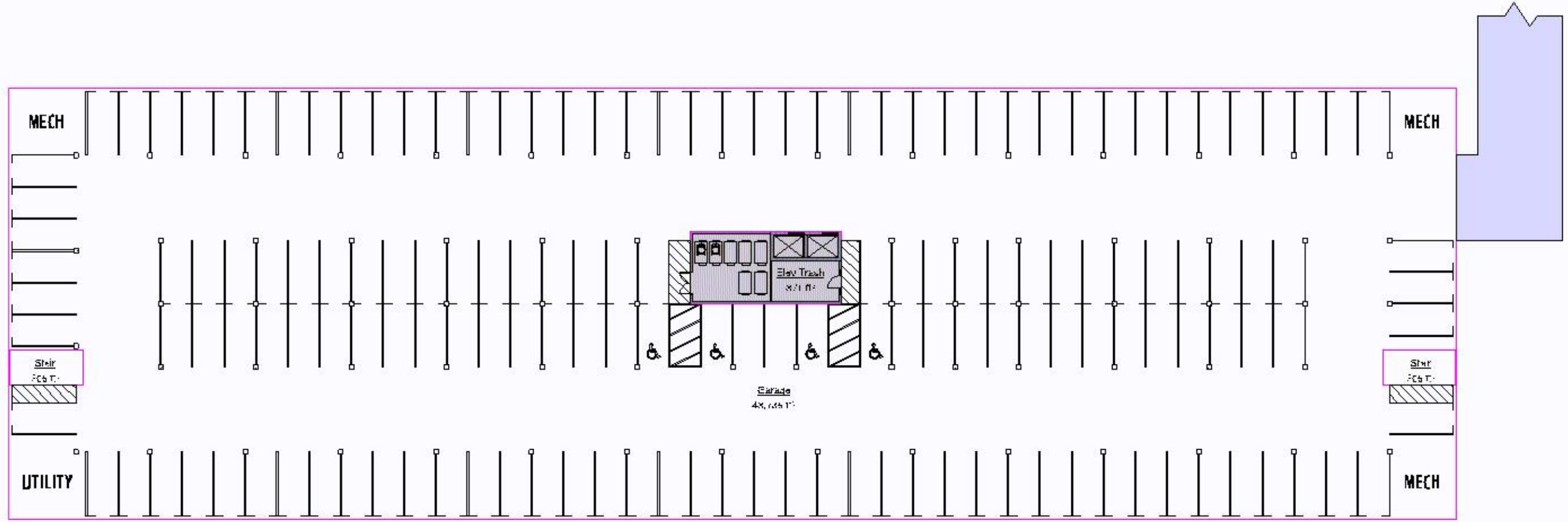
Access shall be provided to/from all stairwells on all floors and parking levels.

Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe

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

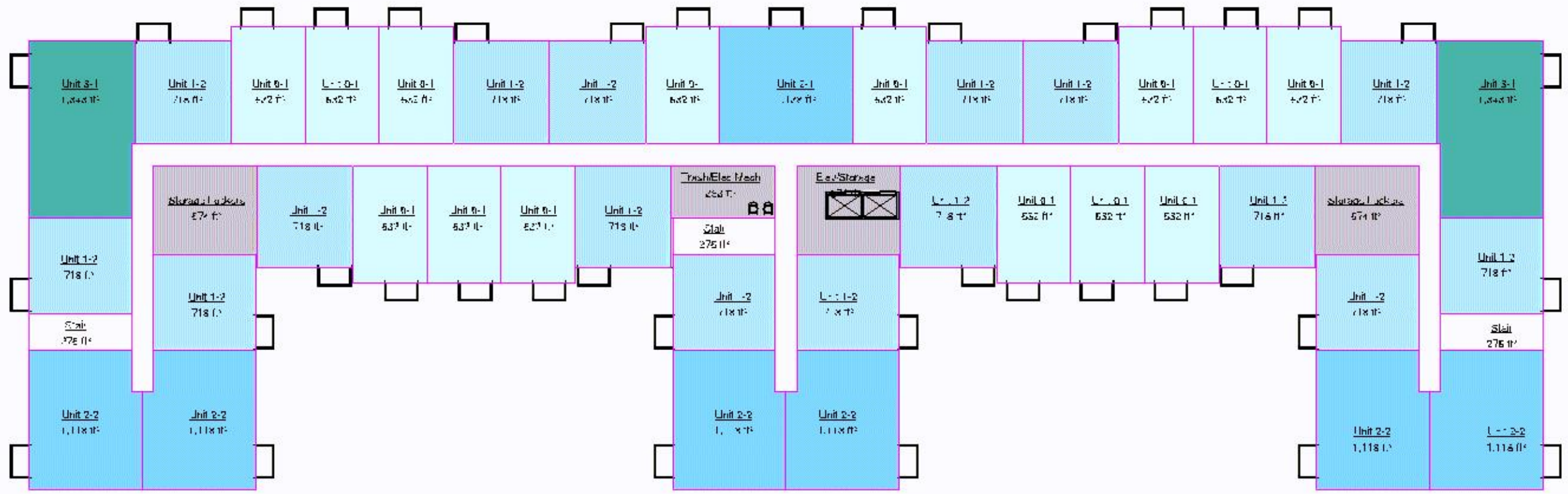
Standpipes requirement in all stairwells and hose valves shall be located at the floor landing.

Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division.



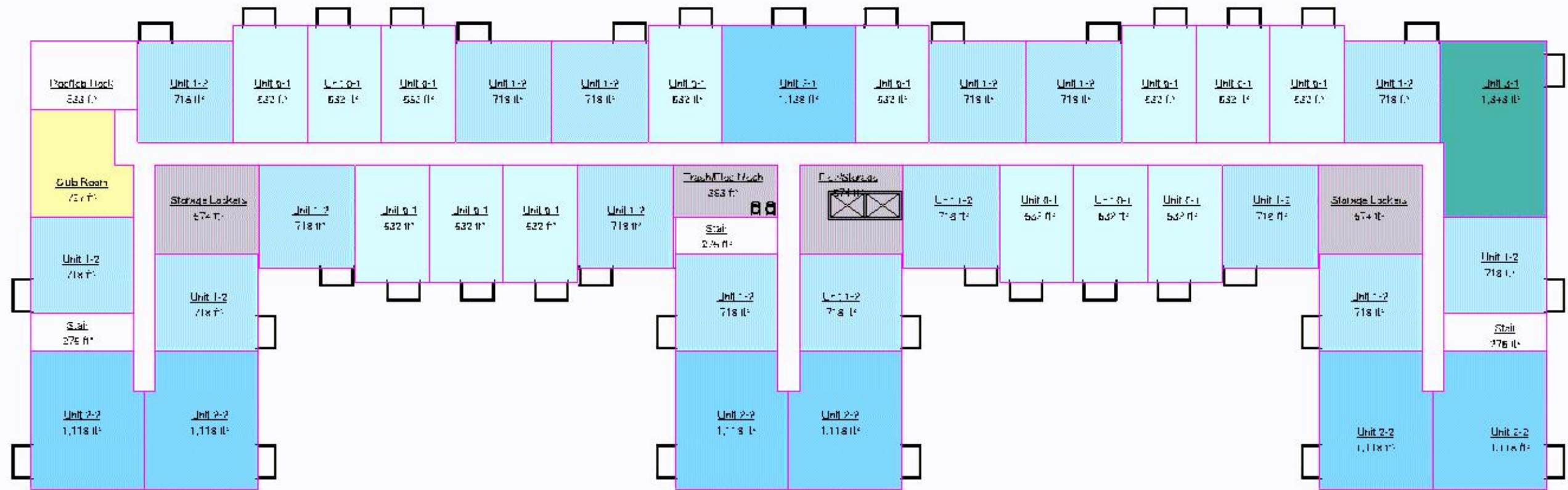
① Level -1
1/32" = 1'-0"





1 Level 2
1/32" = 1'-0"





① Level 4
1/32" = 1'-0"



PLANNING METRICS

Zoning

Current: B-1 Neighborhood Office
Proposed: RM-50

Height

Allowed: 4 Stories / 60 Feet + 1 story / 10 feet for units for Affordable Housing Incentives
Proposed: 4 Stories / 46 Feet

Density

Allowed: 50 Units per Acre + 1 Bonus Dwelling Unit per 60% AMI unit up to 50% increase
9% x 149 units = 14 units at 60% AMI + 50 units per acre = 64 units per acre
Proposed: 149 Units / 2.745 Acres = 54.28 Units per Acre

Lot Coverage

Minimum Usable Open Space:

Allowed: 300 sq ft per dwelling unit x 149 units = 44,700 sq ft
44,700 sq ft - 10% Affordable Housing Reduction = 40,230 sq ft usable open space required

Proposed: Rooftop Deck - 533 sq ft
Balconies - 150 total x 150 sq ft bonus area = 22,500sq ft
Courtyards - 13,000 sq ft
Pocket Park - 8,885 sq ft
44,918 sq ft

Maximum Impervious Surface Area:

Allowed: 90% max
Proposed: _____

Site Area:

Allowed : 80,000 sq ft minimum
Proposed: 119,567 sq ft

Massing & Setbacks

Allowed: 40' Along Streets / 30' Rear / 10' + 0.25' per foot over 30' height Side
Proposed: 25' Front / 40' Rear Min. / 20' Side Min.

- A minimum 20 foot landscape yard is required along all street frontages
- 75% of any building facade with street frontage must meet the listed maximum setback requirement

Exterior Materials

Public Facing Facades - 85% Primary Materials (glass, stucco, stone, brick, concrete, metal)
15% Secondary Materials (wood, metal, CFB)
Non-Public Facing 50% Primary Materials (glass, stucco, stone, brick, concrete, metal)
50% Secondary Materials (wood, metal, CFB)

Vehicle Parking

Required:
One bedroom - 1.8 spaces per dwelling unit x 117 units = 211 spaces
Two bedroom - 2.2 spaces per dwelling unit x 25 units = 55 spaces
Three bedroom - 2.6 spaces per dwelling unit x 7 units = 18 spaces
Party Room - 1,118 sq ft Clubroom + 727 sq ft rooftop deck = 1,845 sq ft party room
1845 sq ft / 100 square feet of party room per guest parking space = 18 guest parking spaces
211 + 55 + 18 + 18 = 302 spaces required (1 space per unit must be within a fully enclosed garage)
Affordable Housing Parking Reduction = 20% parking reduction when within a designated transit area
302 spaces - 20% reduction = 241 parking spaces required

Proposed: Garage 157 spaces + Surface 71 spaces = 228 parking spaces

Storage Space

Allowed: 1 storage locker (4' horizontal and 4' vertical or 175 cubic feet minimum) per unit x 149 units
149 lockers - 50% affordable housing reduction = 75 storage lockers required
Proposed: 75 storage lockers

GROSS AREA - TOTAL	
Level	Area
Level 4	37,337 ft ²
Level 3	37,337 ft ²
Level 2	37,337 ft ²
Level 1	37,342 ft ²
Level -1	50,020 ft ²
Grand total	199,372 ft ²

UNIT MIX - GROSS AREA

Name	Count	Unit Gross Area	Total Area	%
		Main Floor		
0 BR (Studio)				
Unit 0-0	1	497 ft ²	497 ft ²	1%
	1		497 ft ²	1%
1BR				
Unit 1-2	61	718 ft ²	43,797 ft ²	41%
	61		43,797 ft ²	41%
2BR				
Unit 2-1	3	1,138 ft ²	3,414 ft ²	2%
Unit 2-2	22	1,118 ft ²	24,587 ft ²	15%
	25		28,002 ft ²	17%
3BR				
Unit 3-1	7	1,343 ft ²	9,403 ft ²	5%
	7		9,403 ft ²	5%
ALCOVE				
Unit 0-1	55	632 ft ²	34,776 ft ²	37%
	55		34,776 ft ²	37%
Grand total	149		116,475 ft ²	100%

PARKING

Level	Type	Count
Level -1	Parking - Garage	157
Level 1	Parking - Surface	71
		228