

DRIVE

MINNESOTA

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An intermediate parking island is needed in these parking rows.

Is a parking structure expansion proposed at MN Center? If so, this will need to be depicted as part of a preliminary development plan that includes future improvements.

If future improvements are depicted on the MN Center property, that property owner must consent to the development application.

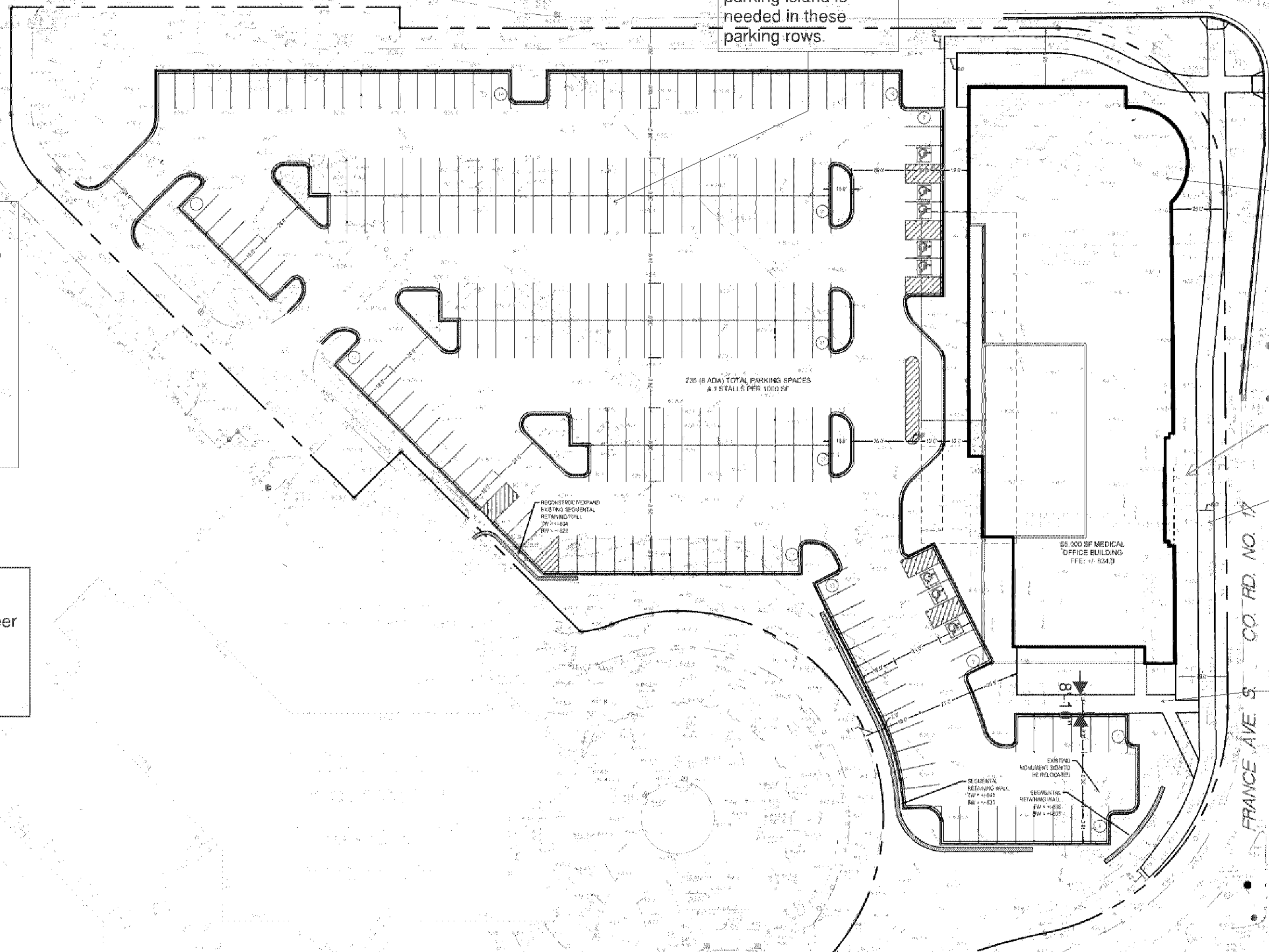
Methane mitigation may be required if Geotechnical Engineer requires it. Provide soils report upon Building permit application.

Is some sort of patio or outdoor amenity space intended for the France/Minnesota corner? Staff believes some active space would benefit the project overall.

Possible vacation of the transportation facility easement.

8-foot sidewalk along France Avenue meets the City requirement.

Ensure vehicle overhang is accounted for where parking spaces abut sidewalks. Generally, this means a minimum 7-foot sidewalk



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FRAUENSHUCH
ENGINEERS & ARCHITECTS

**PRELIMINARY
SITE PLAN**

SRa
STRUCTURAL RESEARCH ASSOCIATES

FRANCE AVE S AND MINNESOTA DR

Project Number:	22485	Revision Number:	
Issue Date:	1/17/23	Revision Date:	



With a proposed 0.33 FAR, the Preliminary Development Plan (PDP) should demonstrate how additional development could be accommodated on the site. This could take the form of a third level or a separate freestanding building, whichever could more reasonably be accomplished.



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COMMERCIAL REAL ESTATE

Until architectural plans are presents - Building & Inspection comments are limited.

Minnesota Center INSPIRATION STUDY

11-02-2022

Must meet 2020 MN State Building Code

Building plans must be signed by a MN licensed architect.

SAC review by MET council will be required.

Must meet 2020 MN Accessibility Code.

Provide a detailed code analysis with the plans.

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SPRIDES REINERS ARCHITECTS, INC.