

Building/property shall be adequately signed for emergency response.

Are you platting these as separate lots for each phase? Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSEC shall be provided throughout the property and within the building Code.

SAC review by MET council will be required.

Must meet 2020 MSEC Hydrant coverage shall be provided within 50% of the FDS and within 150' of all portions of the structure. Provide a detailed code analysis with the plans.

Building plans must be signed by a MN licensed architect.

Stormwater infiltration chamber systems shown here do not match what is provided in the stormwater management design narrative

A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand for each structure.

Traffic Study may be needed

Would require vacating utility easement and relocating sewer and water.

The City recognizes that PDPs will change over time as market conditions change. That said, the buildings depicted in the PDP should reflect the guidance established in the South Loop District Plan. For Phase 2, locate the hotel closer to 34th Avenue South and locate parking to the north, south, and west. This would better frame 34th Avenue S. and contribute to a more urban character.

U.S. Interstate Highway 494

PHASES 1-5 TOTAL DEVELOPMENT
536 Residential Units
20,000 sf Office Space
12,600 sf Prof. Office Space
40,000 sf Retail Space
140 Unit Hotel
1452 Parking Spots

PHASE 3 DEVELOPMENT
192 Residential Units
20,000 sf Office Space
36,000 sf Retail Space
650 Parking Spots

PHASE 5
45 Residential Units
Reduction of 160 Parking Spots

PHASE 4 DEVELOPMENT
80 Residential Units
12,600 sf Prof. Space
70 Parking Spots

PHASE 2 DEVELOPMENT
Hotel

PHASE 5
55 Residential Units
Reduction of 240 Parking Spots

PHASE 1 DEVELOPMENT
164 Residential Units
4000 sf Retail
1132 Parking Spots

Subsurface Infiltration Chamber System

Subsurface Infiltration Chamber System

International Drive

EXCEL Overhead Power Lines

Would these be public or private streets?

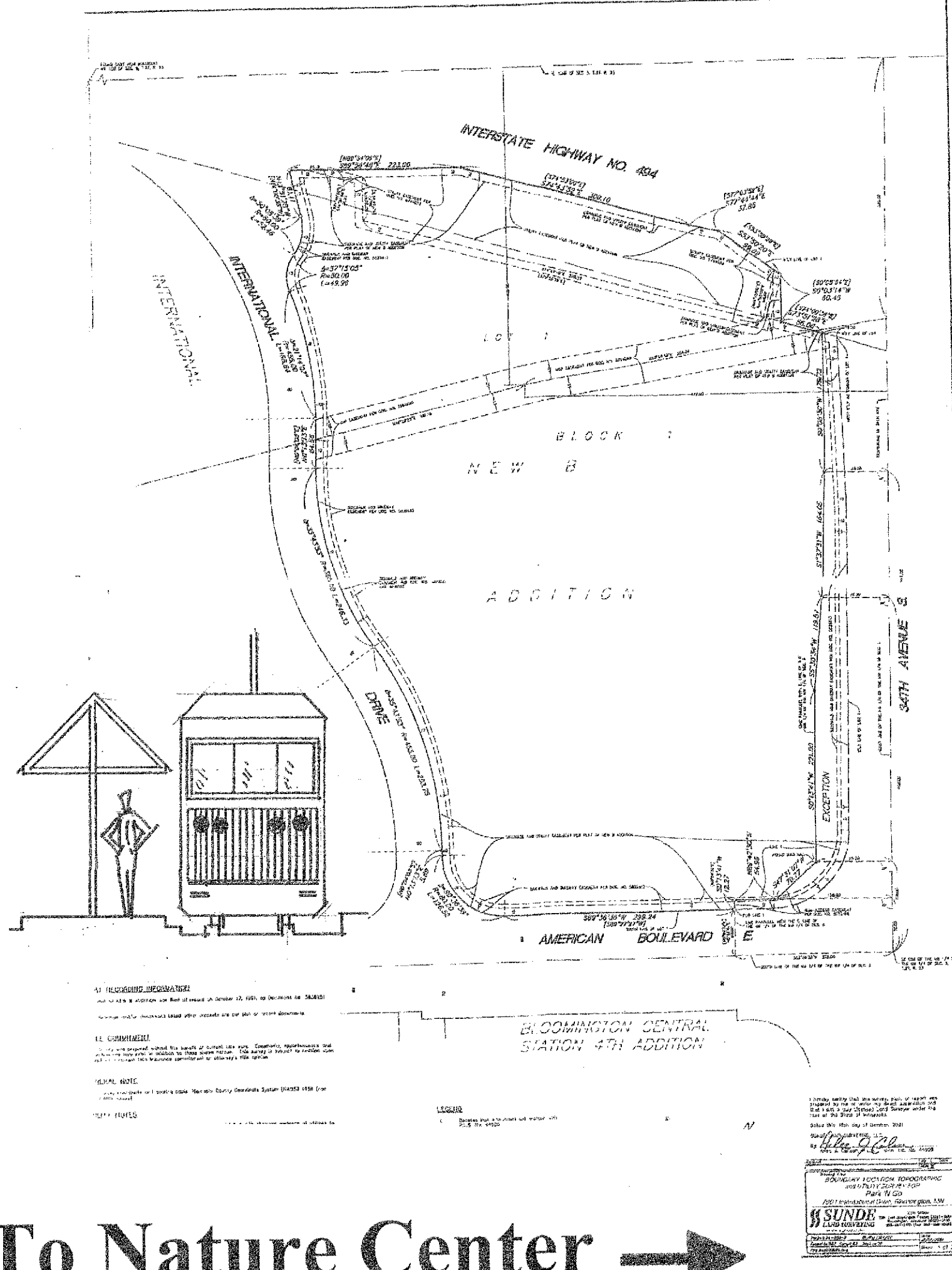
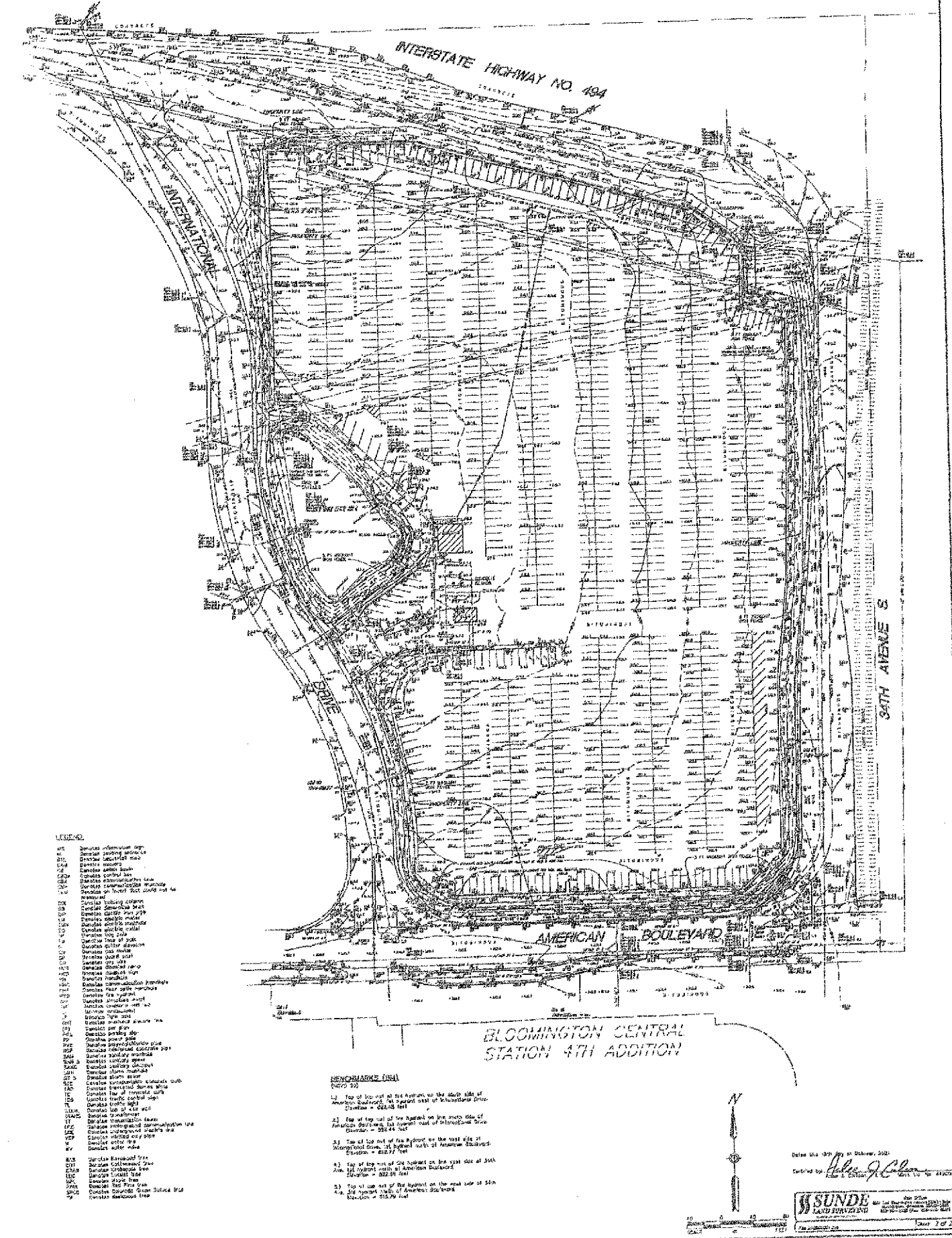
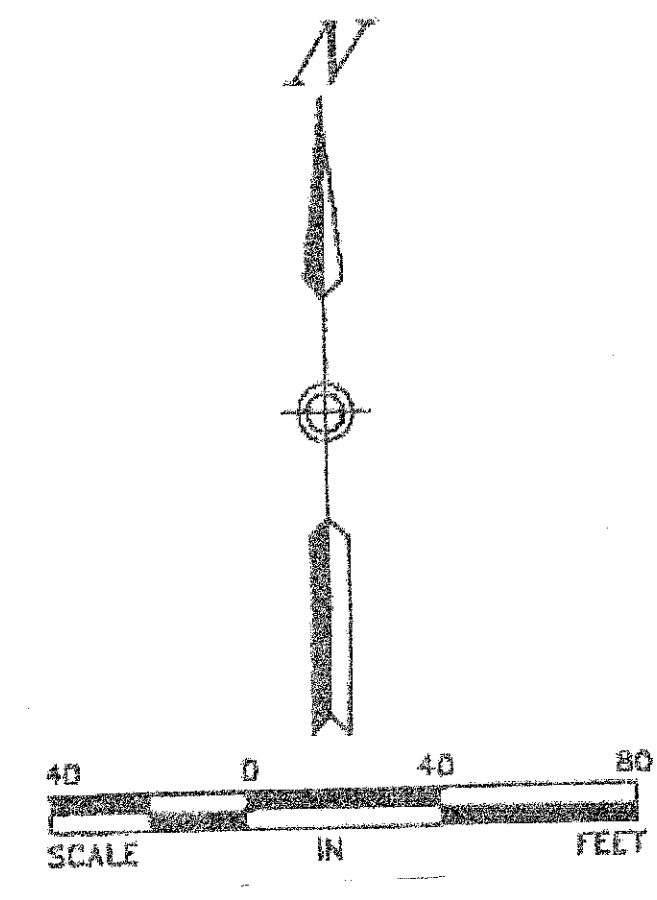
New Access off of 34th Ave. So.

Current non-access easement to 34th.

To MSP Airport
Terminal 1 & 2

34th Avenue South
Light Rail Station

To Nature Center



To Mall of America

American Blvd.

0. Conceptual Site Plan - Park 'N Go - Proposed Development

International Drive

34th Avenue South

Phase 5 Residential Expansion

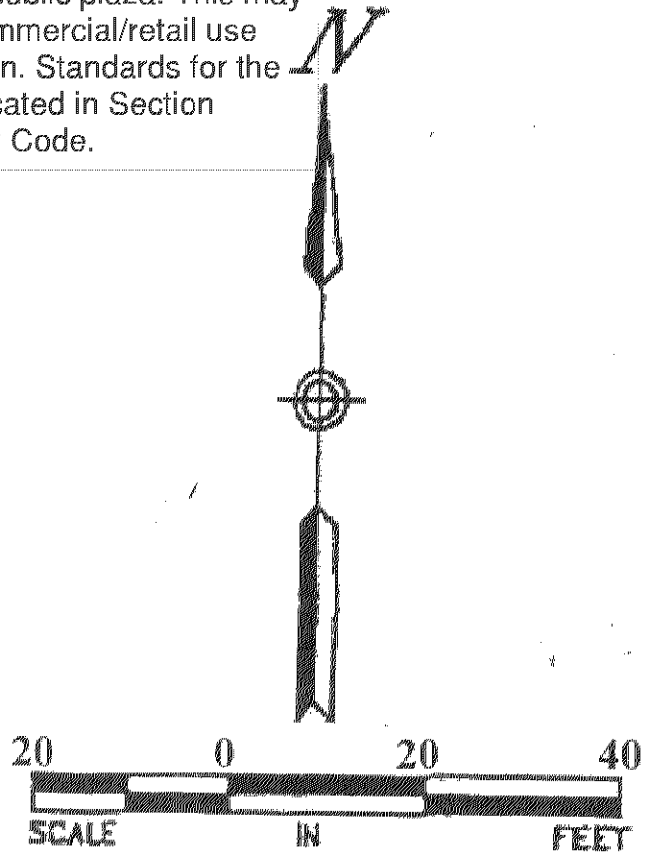
Proposed Development
- 164 Residential Units
- 1132 Parking Spaces
- 4000 sf. Retail

New sidewalk along 34th Avenue recommended

The HX-R district requires a public plaza. The corner of 34th Avenue South and American Blvd. W. seems like a logical place for a public plaza. This may also benefit the commercial/retail use depicted on the plan. Standards for the public plaza are located in Section 19.29(L) of the City Code.

Consider implemented walk-out units along the International and American Blvd street frontages. Walk-out units improve the streetscape and provide a more pedestrian friendly environment.

Ease of use and convenience for pedestrians is vital. Entrance areas must be attractive and inviting - particularly given the proximity to the LRT station. Presumably, residents would use transit regularly.



American Blvd.

1. Site Plan – Park ‘N Go – Proposed Development

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

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

All emergency vehicle access lanes including all areas of the parking structure (top and lower levels) shall support a minimum 40 tons.

Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project will require multiple panels and Knox boxes.

Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.

Provide adequate turning radius for all emergency vehicle access lanes.

All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.

Decks and balconies may require sprinkler protection depending on construction type, combustibility of exterior building materials and type of roof assembly.

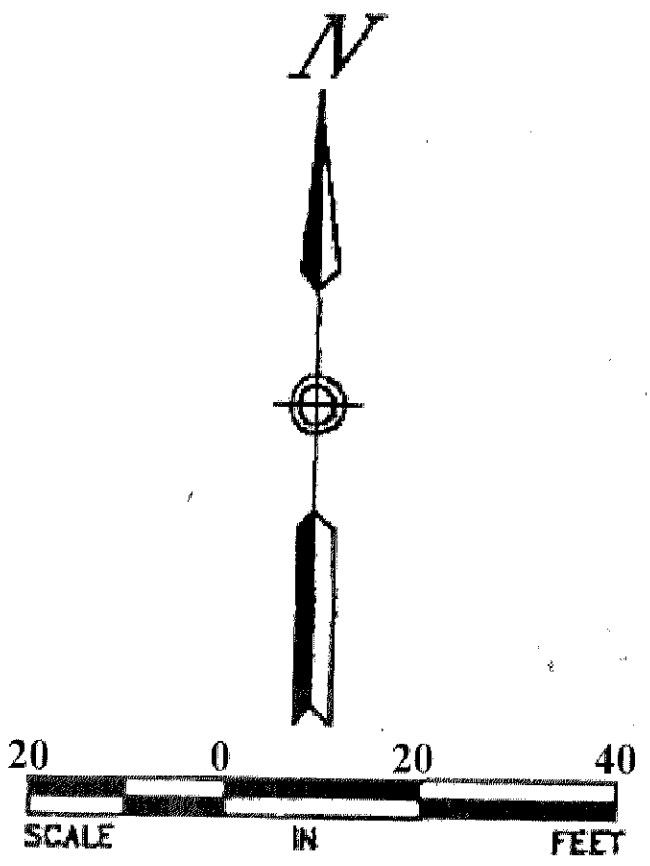
34th Avenue South

International Drive

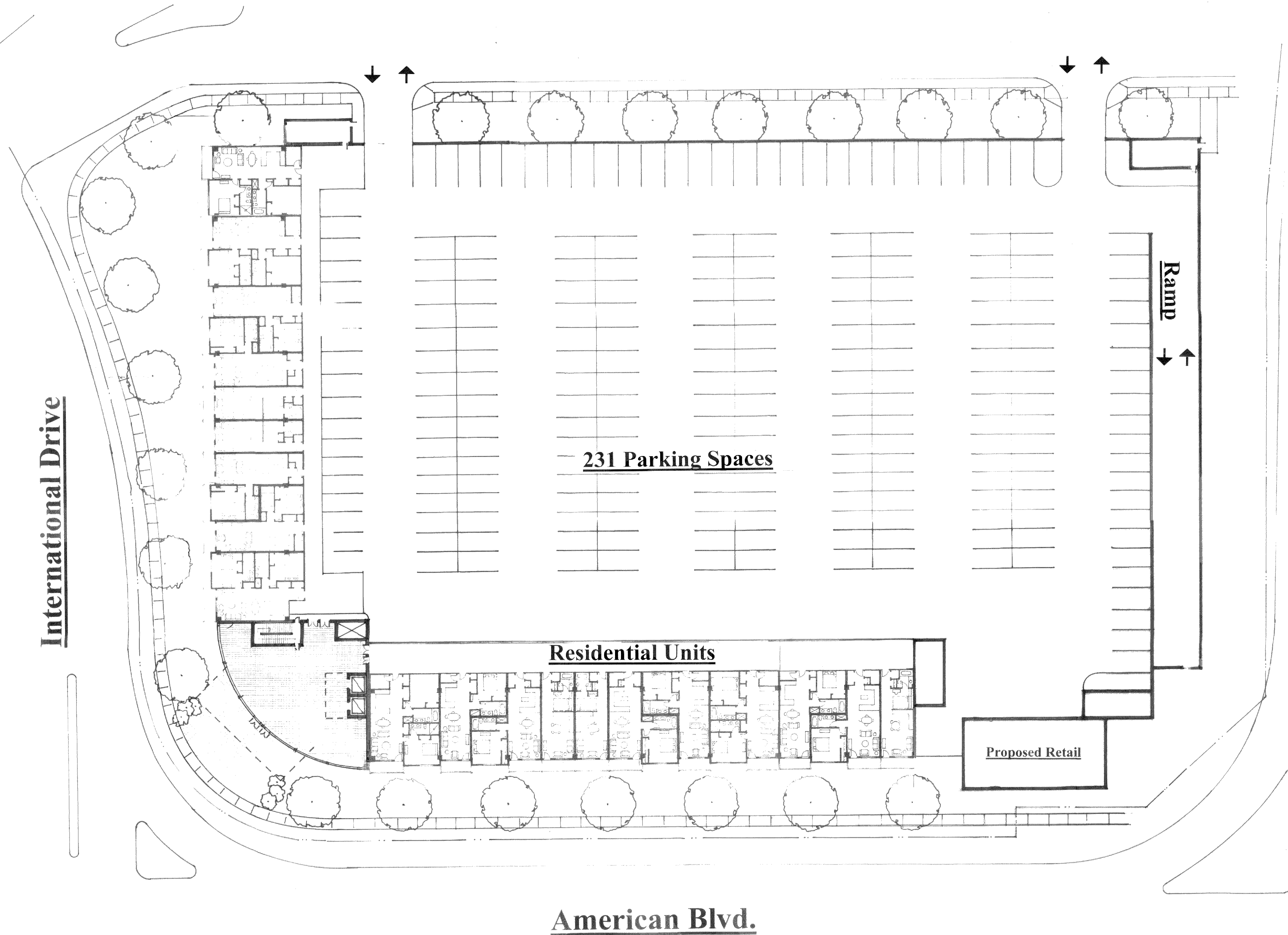
American Blvd.

335 Parking Spaces

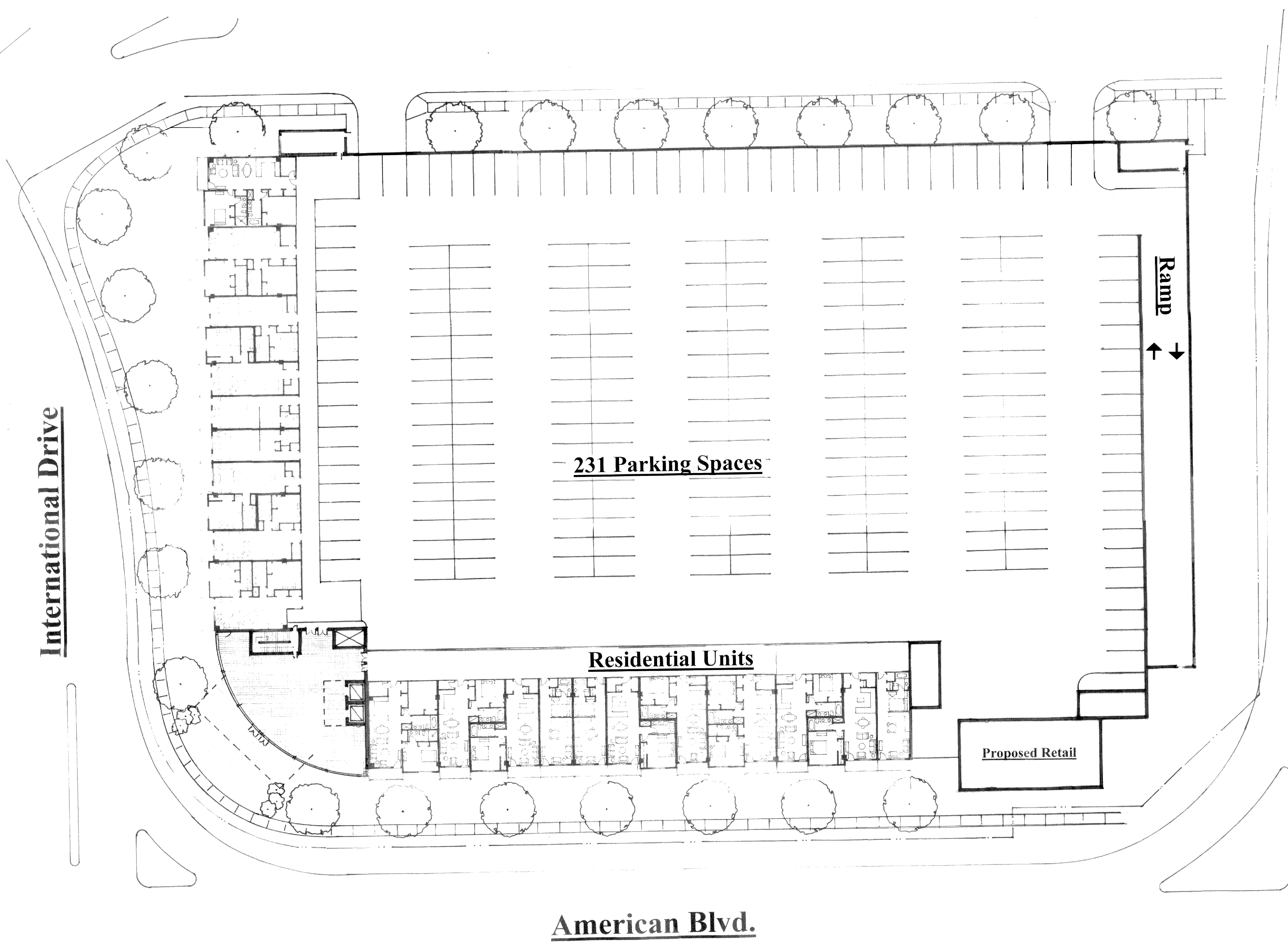
Ramp



2. Basement Plan – Park ‘N Go – Proposed Development



3. 1st Floor at Grade – Park ‘N Go – Proposed Development



34th Avenue South

International Drive

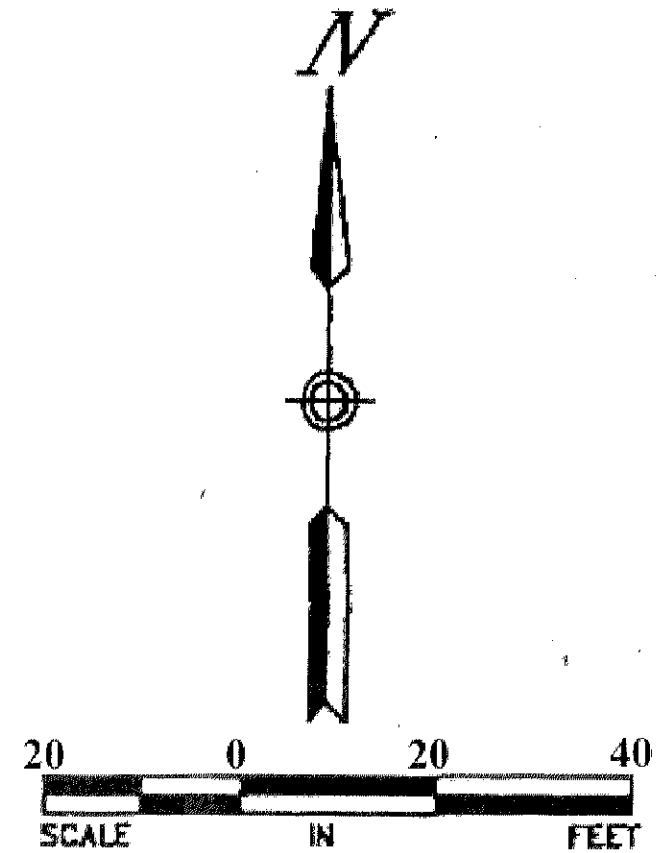
231 Parking Spaces

Residential Units

Proposed Retail

Ramp

American Blvd.



4. 2nd Floor – Park ‘N Go – Proposed Development

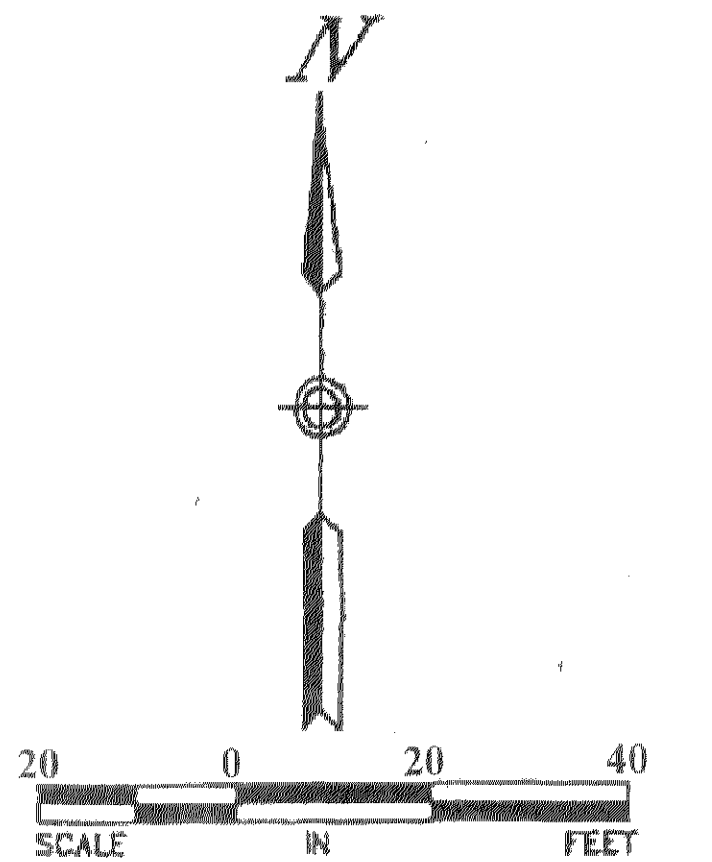
International Drive

34th Avenue South

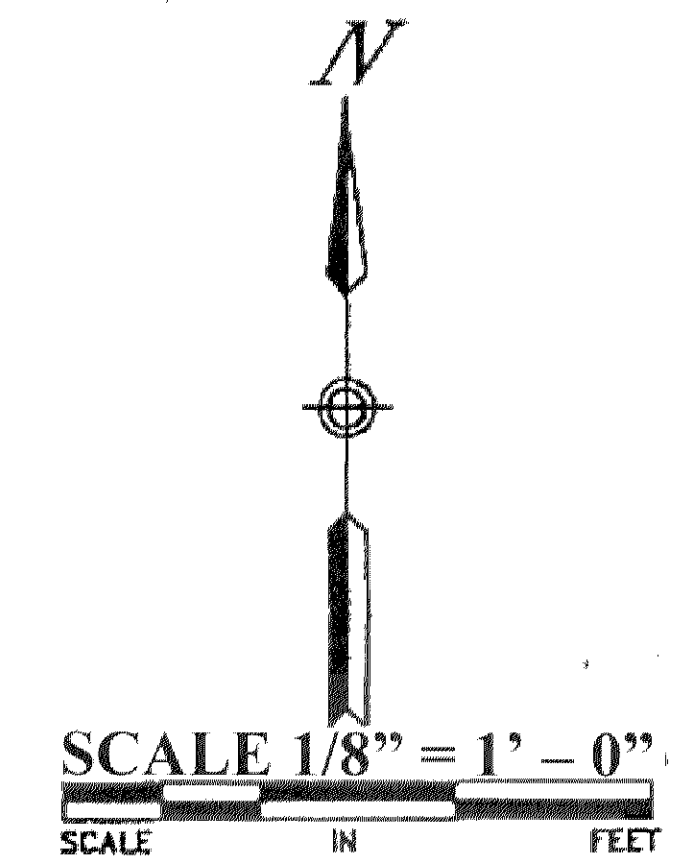
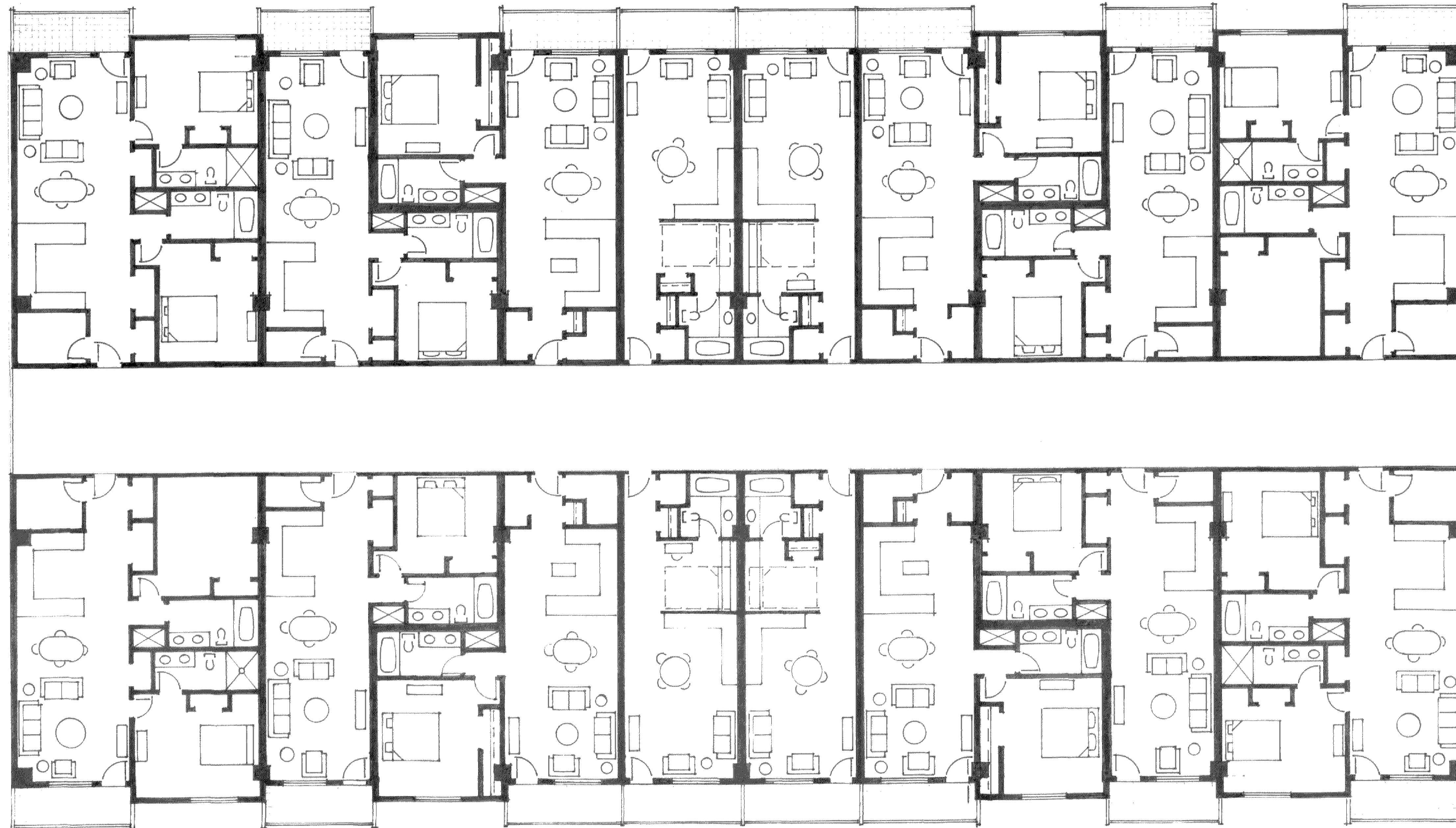
Residential Units

Proposed Retail

American Blvd.



5. 3rd, 4th, 5th, Floors – Park ‘N Go – Proposed Development



6. Studio, 1 Bedroom, 2 Bedroom Unit, Floor Plan Configuration