

## MEMORANDUM

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**TO:** City Planning Commission, Committee of the Whole

**FROM:** [Hilary Dvorak](#), Principal Planner, (612) 673-2639

**DATE:** March 17, 2016

**SUBJECT:** Legacy, 121 12<sup>th</sup> Avenue South and 1220 South 1<sup>st</sup> Street

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### SITE DATA

<b>Existing Zoning</b>	II Light Industrial District IL Industrial Living Overlay District DP Downtown Parking Overlay District DH Downtown Height Overlay District
<b>Lot Area</b>	186,121 square feet / 4.27 acres
<b>Ward(s)</b>	3
<b>Neighborhood(s)</b>	Downtown East
<b>Designated Future Land Use</b>	Mixed Use
<b>Land Use Features</b>	Growth Center (Downtown)
<b>Small Area Plan(s)</b>	<a href="#">Update to the Historic Mills District Master Plan</a> (2001)

### PROJECT DESCRIPTION

The applicant is proposing to construct a new 374-unit residential building. The building would be 17-stories in height and approximately 747,000 square feet in size. There will be amenity space within the building for the residents including a pet grooming area, community rooms, exercise space, a pool and roof terrace areas.

This project was reviewed at the February 11, 2016, City Planning Commission, Committee of the Whole meeting. At that time, CPED had concerns about the overall mass of the building. To address the massing, the applicant is proposing to break up the building by stepping down the height of the building from 17 stories near South 2<sup>nd</sup> Street to eight-stories and then back up to 14 stories closest to the Mississippi River.

### APPLICATIONS

The site is currently zoned II Light Industrial District and is located in the IL Industrial Living Overlay District, the DP Downtown Parking Overlay District and the DH Downtown Height Overlay District.

The applicant is proposing to rezone the property to the C3A Commercial Activity Center District. Through this rezoning, the IL Overlay would also be removed.

The parking requirement is one space per dwelling unit. However, the site is located within a half-mile of the DT East Light Rail Transit Station and can take advantage of the 50 percent transit reduction. The DP Overlay sets a maximum parking allowance of 1.7 parking spaces per dwelling unit. The building also has to provide one guest parking space for every 50 dwelling units in the building. The maximum parking allowed is 644 spaces (includes eight guest parking spaces) and the applicant is proposing to provide 703 spaces. The DH Overlay allows building heights up to six stories or 84 feet. The DH Overlay also allows a maximum floor area ratio (FAR) of 4.0.

The development will be reviewed as a Planned Unit Development (PUD). The following applications will be required:

- Rezoning to C3A Commercial Activity Center District and remove the Industrial Living Overlay District
- Conditional Use Permit for a PUD
- Site plan review

The Planned Unit Development alternatives that are needed for the project include:

- Establishment of a PUD (10 points)
- Height (5 points)
- Maximum Parking (0 points)

A total of 15 points worth of amenities are required for the Planned Unit Development. The applicant is proposing to include the following:

- Outdoor Children's Play Area (5 points)
- Outdoor Open Space (5 points)
- Pervious/Decorate Surfaces (3 points)
- Pet Exercise Area (1 point)
- Recycling Area (1 point)
- Decorate Fencing (1 point)

**DATE:** March 7, 2016  
**TO:** Hilary Dvorak, Principal City Planner  
 City of Minneapolis  
**FROM:** Deb Brandwick  
**RE:** **Legacy**  
 13<sup>th</sup> Street & 2nd Avenue South  
 Minneapolis, MN 55415

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The attached submittal is for the Legacy, a proposed condominium project at the intersection of 2<sup>nd</sup> Avenue and 13<sup>th</sup> Street. The project is proposed to include 374 condominium units with enclosed parking and no retail space. The existing site houses the Cenveo office/warehouse building and a surface parking lot.

Applications we anticipate submitting are, Land Use Application, Re-zoning Application and PUD Application with amenities to request additional height.

Following are project details relating to zoning code requirements.

**Zoning District ( to be re-zoned from I1)– C3A**  
**Overlay Districts - DH, DP, IL**

**F.A.R. Calculations**

FAR allowed = 4.0 downtown height overlay  
 Site Total = 186,121 s.f.  
 186,121\* 4.0 = **744,484 s.f. total allowable**

**Above Grade Proposed Square Footage (not including parking):**

		Total	Parking	Condo
First Floor (Street Level)	98,600 s.f.	98,600	35,500	63,100
2 <sup>nd</sup> Floor	56,452 s.f.	56,452		56,452
3 <sup>rd</sup> -8 <sup>th</sup> Floors	56,770 s.f.	340,620		340,620
9 <sup>th</sup> -14 <sup>th</sup> Floors	41,630 s.f.	249,780		249,780
15 <sup>th</sup> -17 <sup>th</sup> Floors	12,174 s.f. / floor	36,522		36,522
<b>Total Square Footage</b>		<b>781,974 s.f.</b>	<b>35,500</b>	<b>746,474</b>
<b>F.A.R. Proposed = 4.010 (746,474/186,124)</b>				

**Below Grade Proposed Parking Square Footage**

	Total	
P3	95,454	
P2	95,454	
P1	95,454	
	<b>Total</b>	<b>286,362 s.f.</b>

**Height**

Height Allowed – 6 Stories

Height Requested – 17 Stories (three sections, 17 stories, 8 stories, 14 stories)

**Maximum Residential Units**

$186,124 / 400 = 465.3$  units allowed

374 Units Proposed

**Residential Unit Counts Proposed:**

		<b>Total</b>
First Floor	24 units	21 units
Second Floor	26 units	26 units
Third-8th Floors	33 units / floor	198 units
9 <sup>th</sup> -11 <sup>th</sup> Floors	22units / floor	66 units
12 <sup>th</sup> -14 <sup>th</sup> Floors	16 units / floor	48 units
15 <sup>th</sup> -17 <sup>th</sup> Floors	5 units / floor	15 units
<b>Total Residential Units Proposed</b>		<b>374 Total</b>

**Parking Requirements -**

Residential

Min. one stall per unit = 374 stalls

Guest

One stall / 50 dwelling units

$374 / 50 = 8$  stalls

**$374 + 8 = 382$  total minimum parking stalls required**

**Proposed Parking Stall Counts:**

P3	220
P2	217
P1	189
L1 Resident Parking	59
L1 Guest parking	18
<b>Total Parking</b>	<b>703 Stalls</b>

703 total stalls - 8 guest stalls - 14 handicap stalls (2% of total), = 681 resident parking stalls  
 $681/374 = 1.82$  parking ratio.

**Date:** 2.22.16  
**To:** Hillary Dvorak  
**From:** Deb Brandwick  
**RE:** Legacy - PUD Requirements

**PUD Requirements**

Base, 10 points

**Outdoor Childrens Play Area (50 s.f. per three bedroom unit, min 500 s.f., max. 5000 s.f.)**

**-- 5 points**

54 three bedroom units X 50 s.f. = 2,700 s.f. minimum play area.

2,730 s.f. of play area is proposed.

The play area is located to the NW of the building, away from streets and drive lanes. Added deciduous trees will provide shade in the summer, while coniferous trees will provide a wind break in the winter months. Benches will be provided around the play area for adult supervision. There is a restroom provided on the first floor for use by residents and guests.

**Outdoor Open Space (186,121 – 98,857\*30% = 26,180 s.f. min. 39,000 contiguous s.f. provided,**

**– 5 points**

The green space is located to the NW of the building, away from streets and drive lanes. The area will include a playground, dog run and rain garden area. A sidewalk area is provided to connect the spaces. Paving within the site is to be colored concrete – see site plan.

Additionally, a rain garden is proposed to the NE of the building and landscaped yards provided to the front of the walk-up units along 13<sup>th</sup>. A sculpture (design t.b.d.) is proposed at the south corner of the site. As we are not yet certain of the value of the sculpture, we are not pursuing the Art Feature credit. These spaces are not included in the square footage calculation.

Request for additional height, 5 points

**Pervious/decorative surface drive lanes (75% of paved surfaces required)**

**-- 3 points**

The three main drives and associated sidewalks to be colored concrete, two colors to be used. See site plan for locations.

8,065 s.f. colored concrete paving

10,200 s.f. total paving.

$8,065/10,200 = 79\%$

**Pet Exercise Area, (minimum 12'x60', 25'x68' provided) - 1 point**

An aluminum fenced pet exercise/relief area is proposed immediately outside of the north exit door. The one story section of building will screen the southern sun. Trees to the north will provide a wind break. Benches will be provided for pet owner convenience.

**Recycling Area - 1 point**

Two chutes are provided at each trash room, one for trash and one for recycling. All dumpsters, including recycling, will be kept interior at all times.

**Decorative Fencing, prefinished aluminum - 1 point**

The fencing at the pet exercise area will be 48" high pre-finished aluminum fencing. The guard rail along the 2<sup>nd</sup> floor pool roof and balcony guard rails will be 42" high pre-finished aluminum railing.

Additional items provided, though not to the full extent of the credit requirement:

Green Roof - provided at the pool deck, and larger east roof deck, though less than 50% of total roof area.

Art Feature – a sculpture at the south corner will be provided, along with art in the corridor along 2<sup>nd</sup> street, visible from the public sidewalk. Values have not yet been determined to allow pursuing this credit.

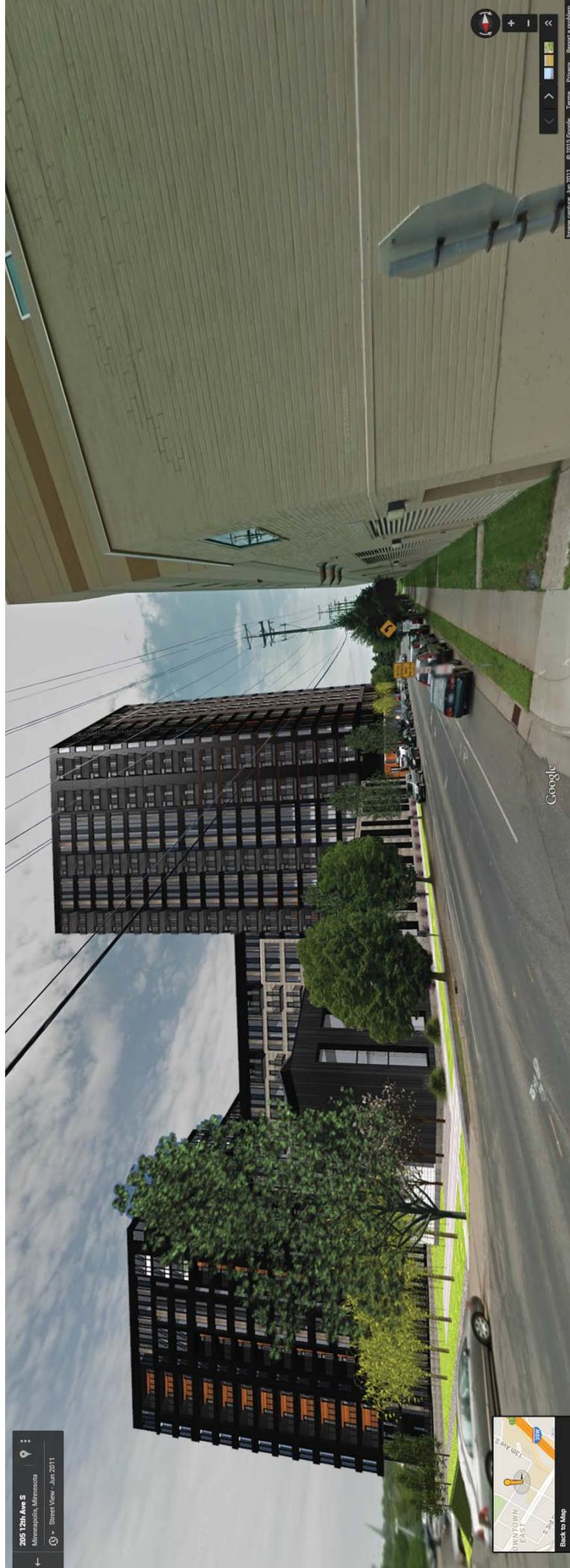
Energy Efficiency – we are working with the Weidt Group to provide energy design assistance. We do not yet know if we will achieve a 30% reduction in energy use.

Living Wall System – sections of living wall will be provided at the north wall of the first parking level, though greatly less than 60% of the total wall area of the elevation.

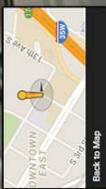
Enhanced Stormwater Management – Two rain garden area are proposed, though not to the scale to accommodate all rainwater from the site. Below ground storage tanks will still be required.

Thank you,

Deb Brandwick  
Oertel Architects  
651.696.5186, ext. 315  
dbrandwick@oertelarchitects.com



205 12th Ave S  
Minneapolis, Minnesota  
Street View - Jun 2011

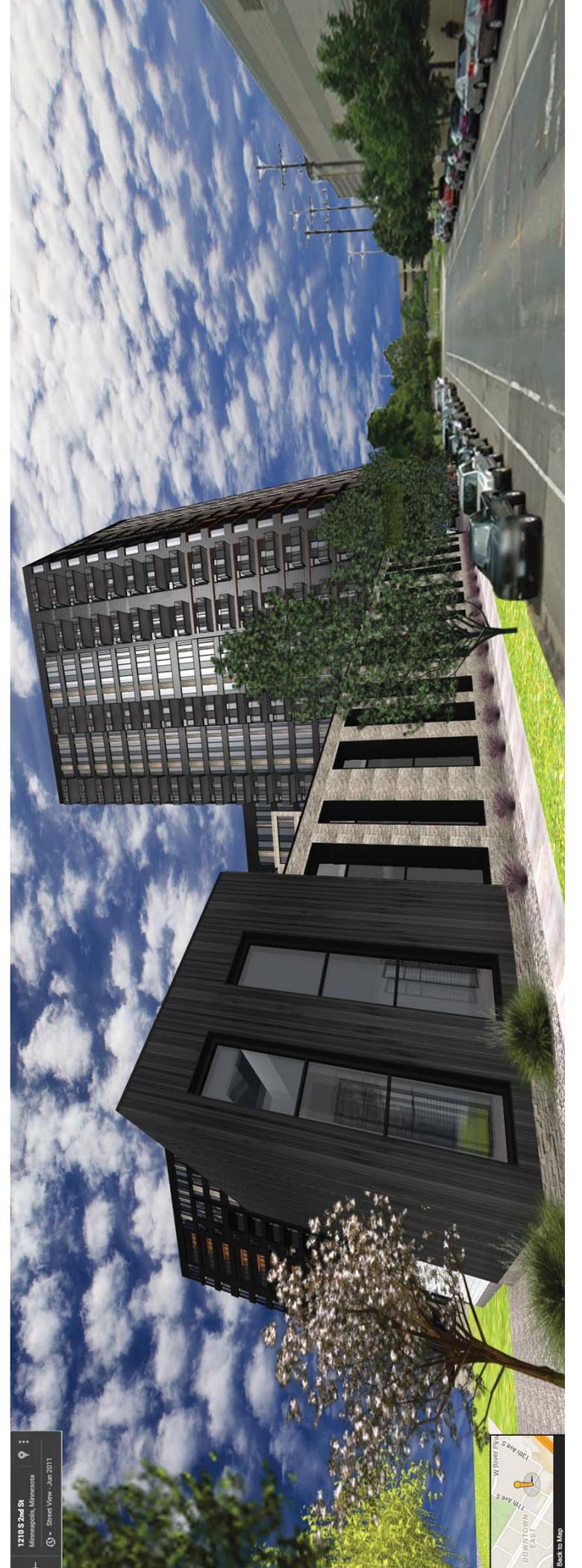


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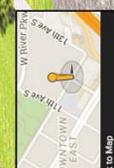
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# the LEGACY Condos - West Corner 12th Ave Sand S 2nd St

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1210 S 2nd St  
Minneapolis, Minnesota  
Street View - Jun 2011

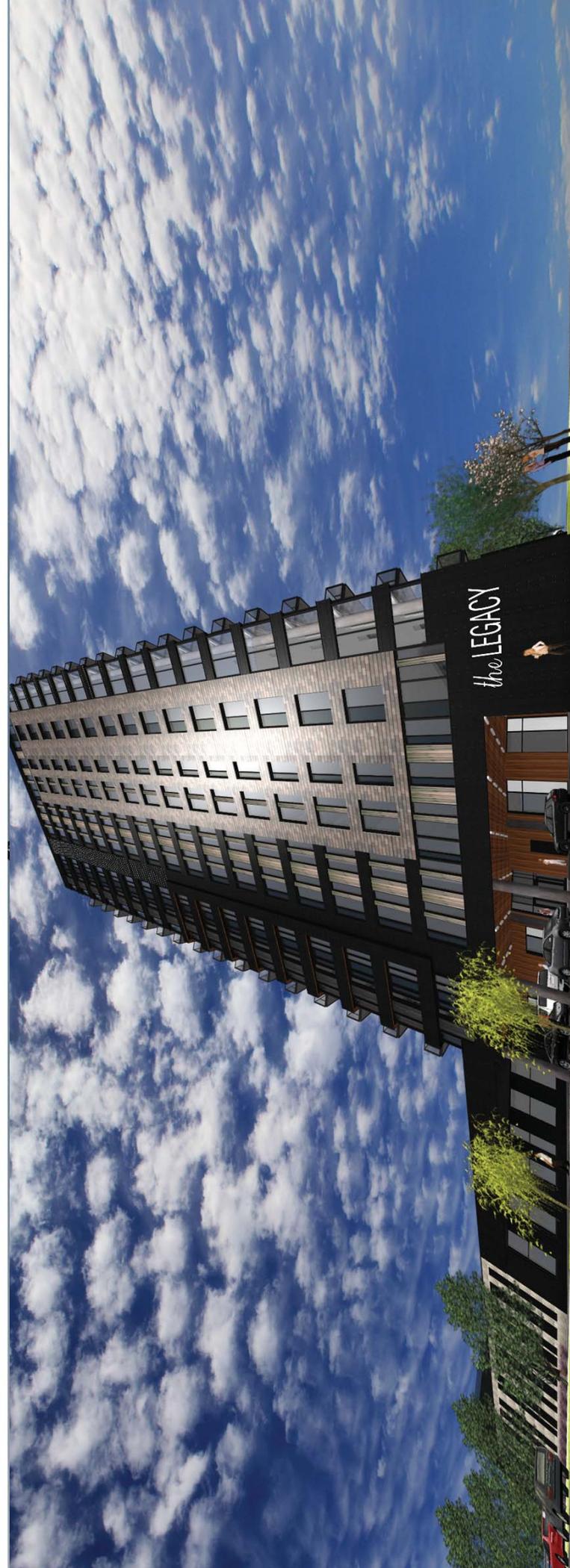


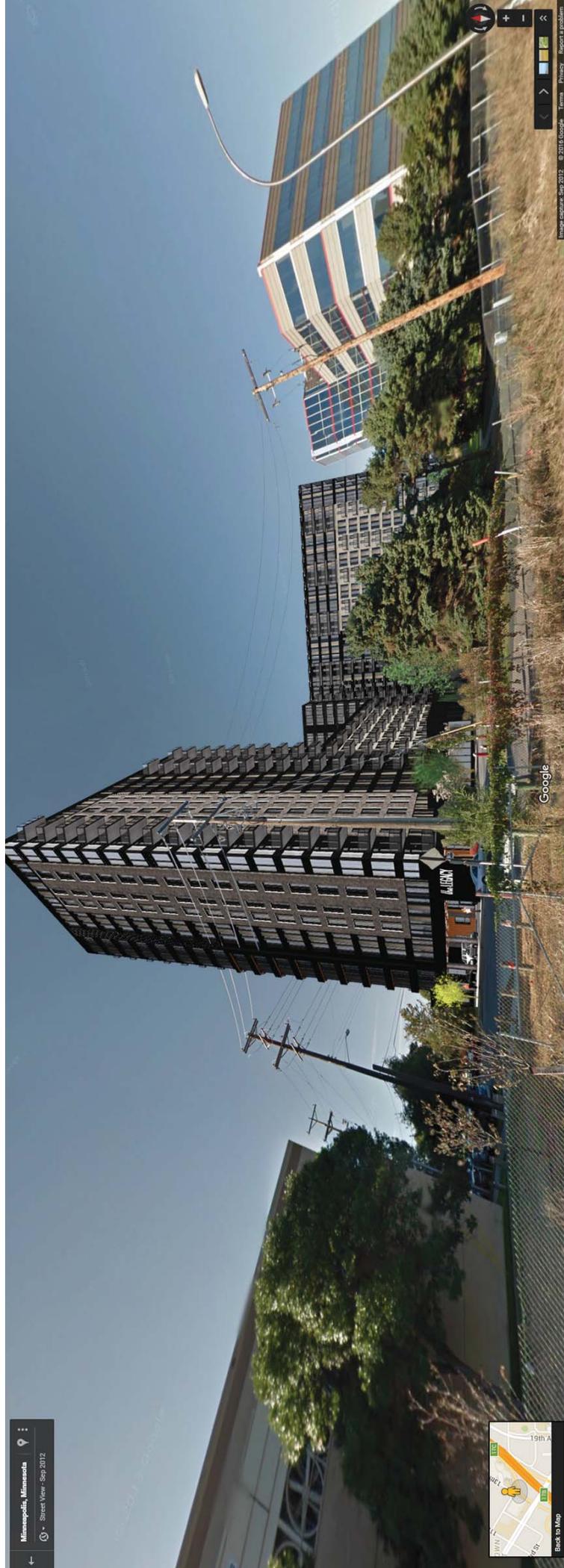
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*the* LEGACY Condos - Main Building Entry - Porte Cochere





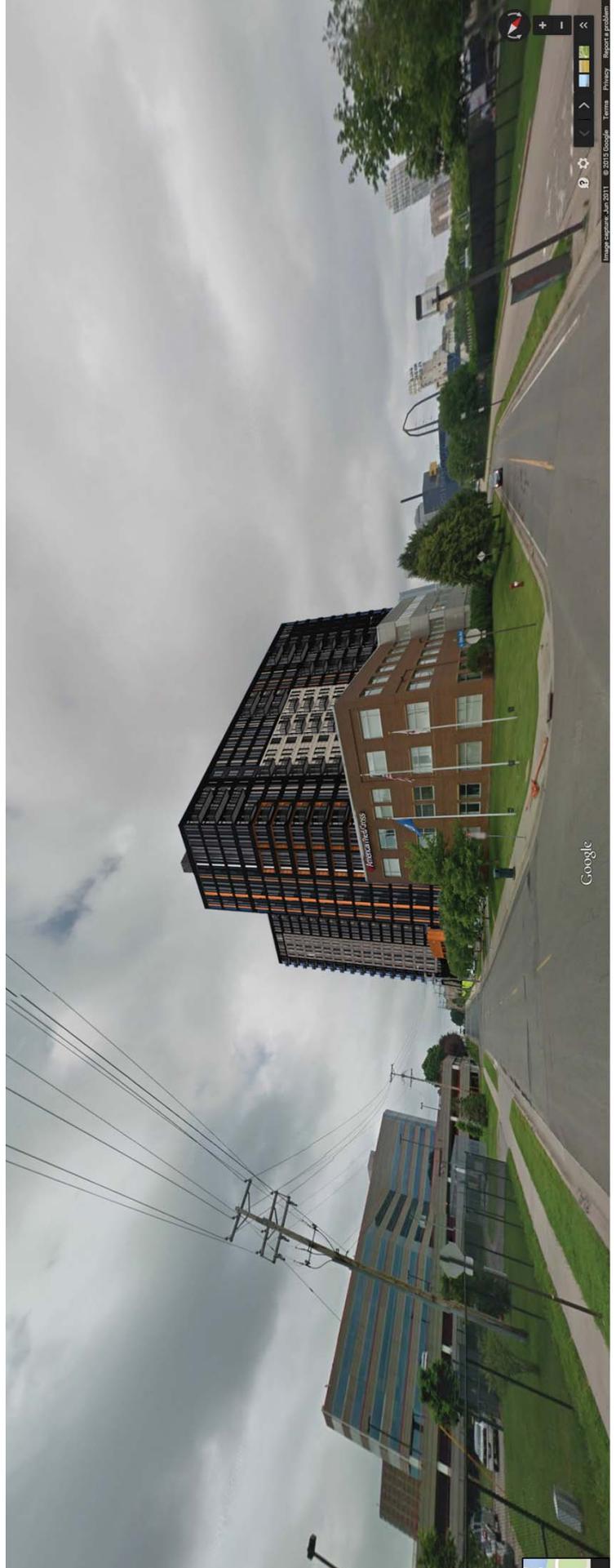
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*the* LEGACY Condos - East Side at 13th Ave



1301 W River Pkwy  
Minneapolis, Minnesota  
Street View - Jun 2011



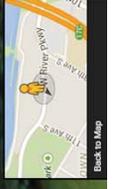
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*the* LEGACY Condos - West River Parkway - North Side / West Side

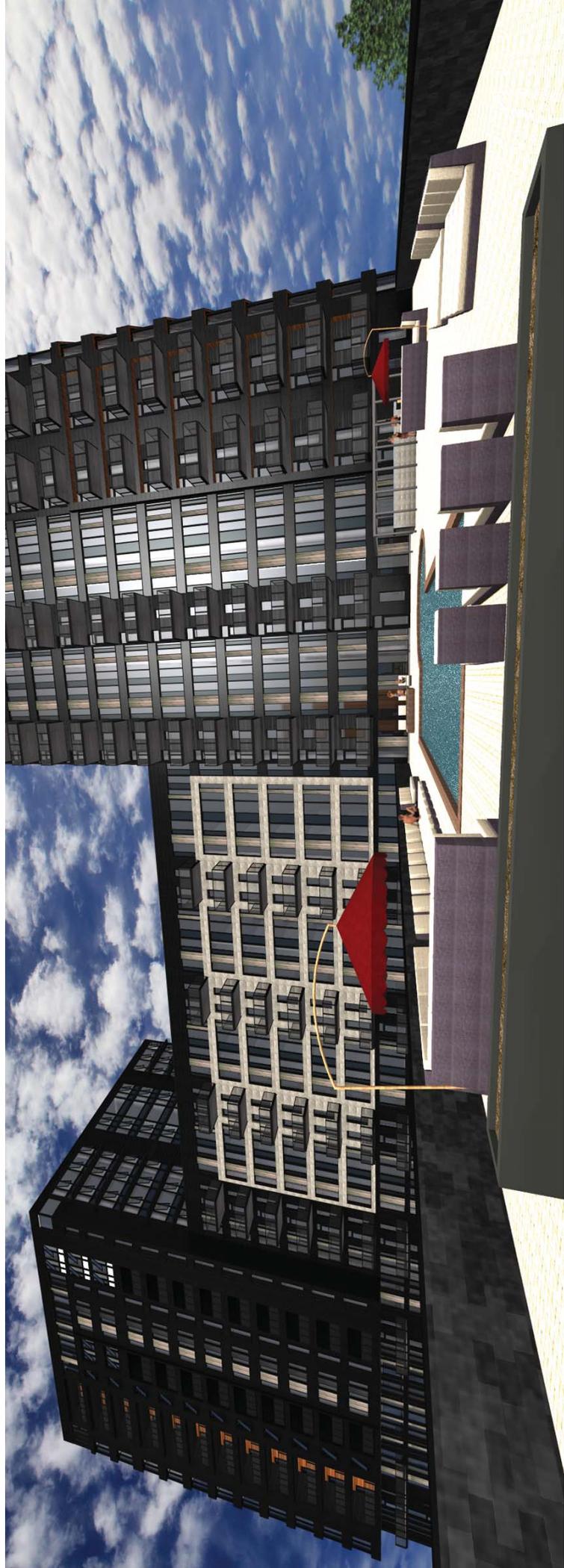
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Minneapolis, Minnesota  
Street View



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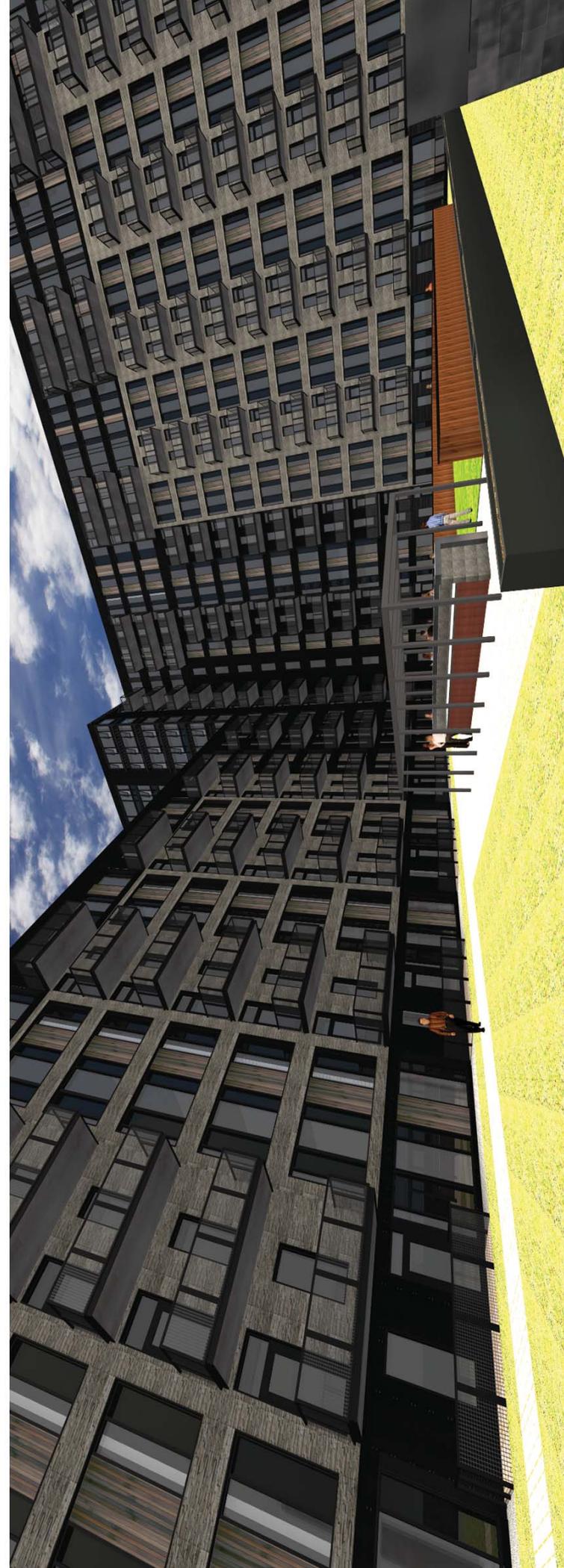
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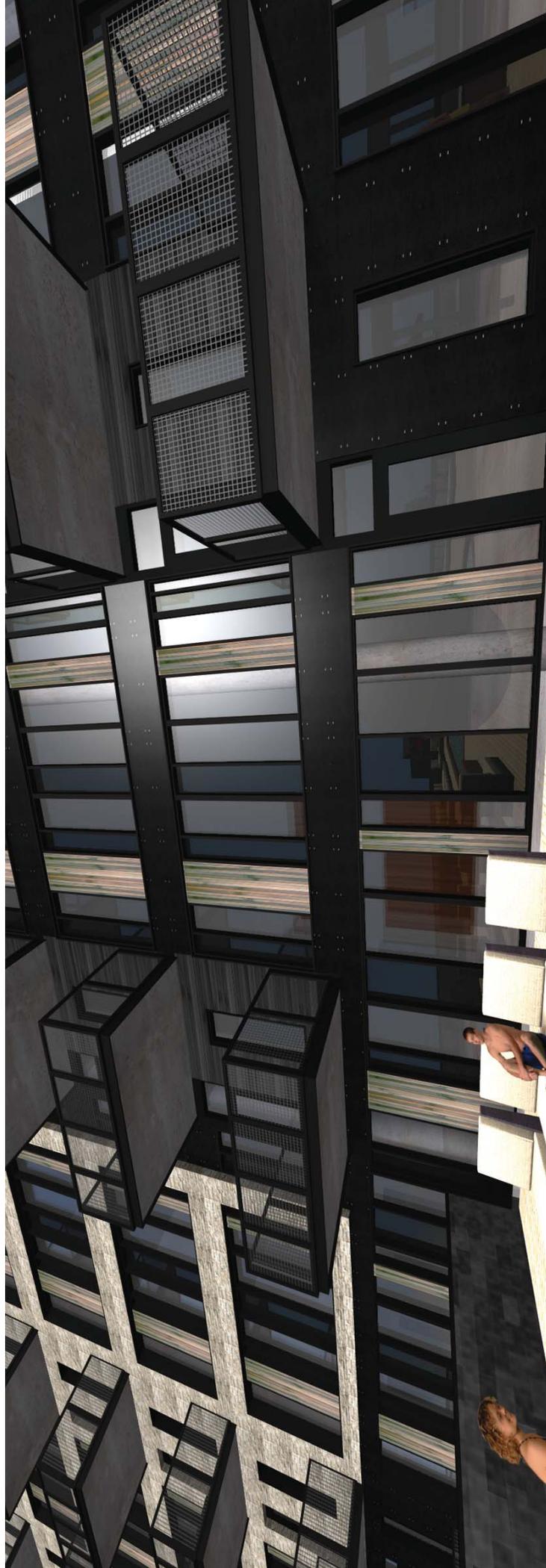
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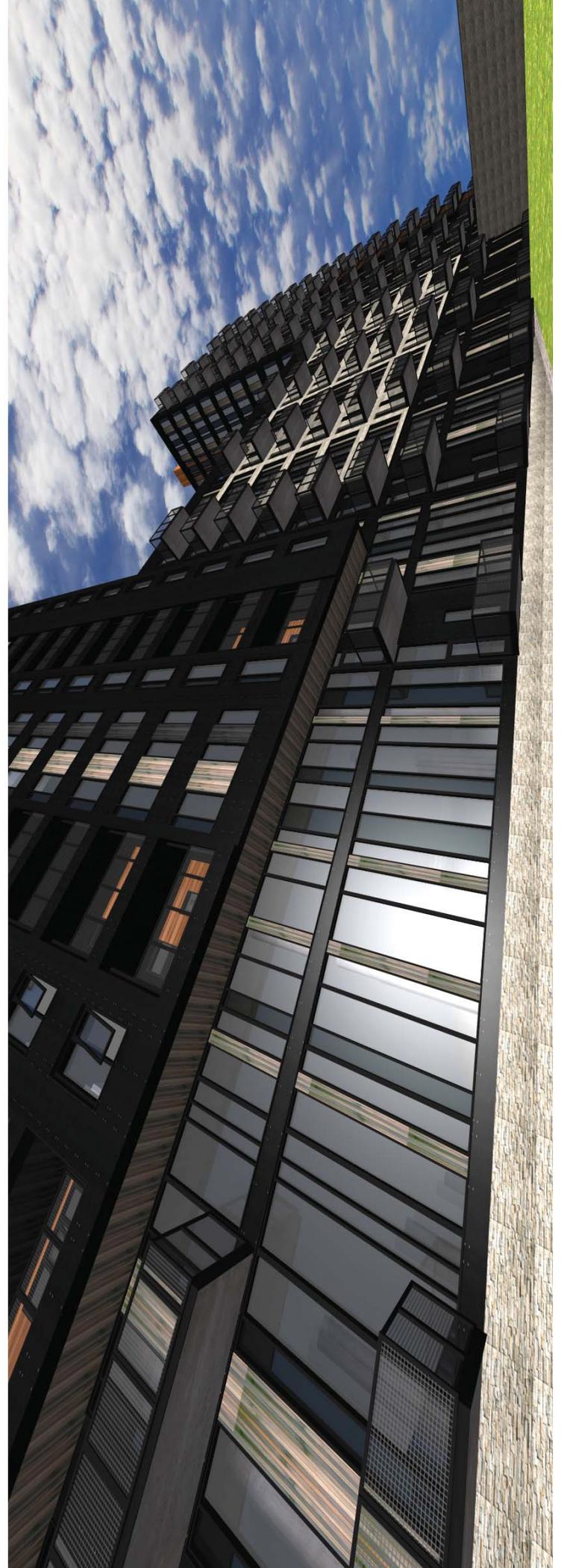
*the* LEGACY Condos - Pool Deck and Roof Deck





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*the* LEGACY Condos - Material Close-ups



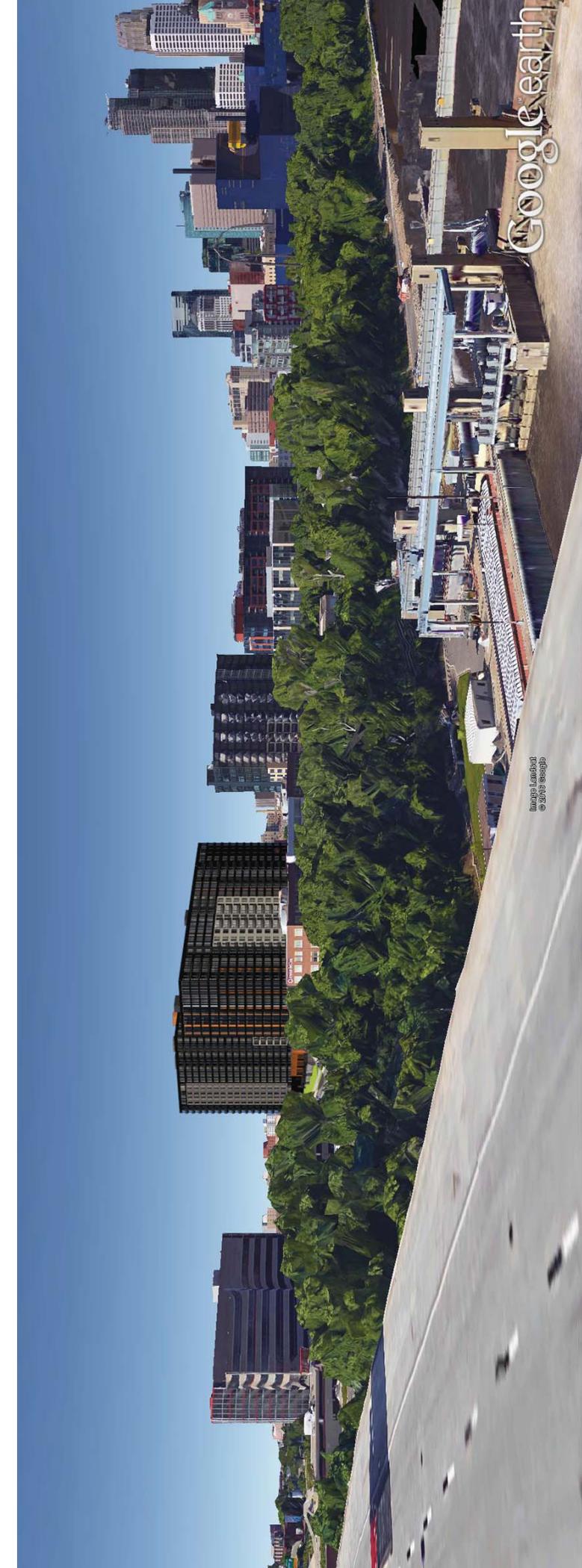


Image Landsat  
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*the* LEGACY Condos - Contextual Images

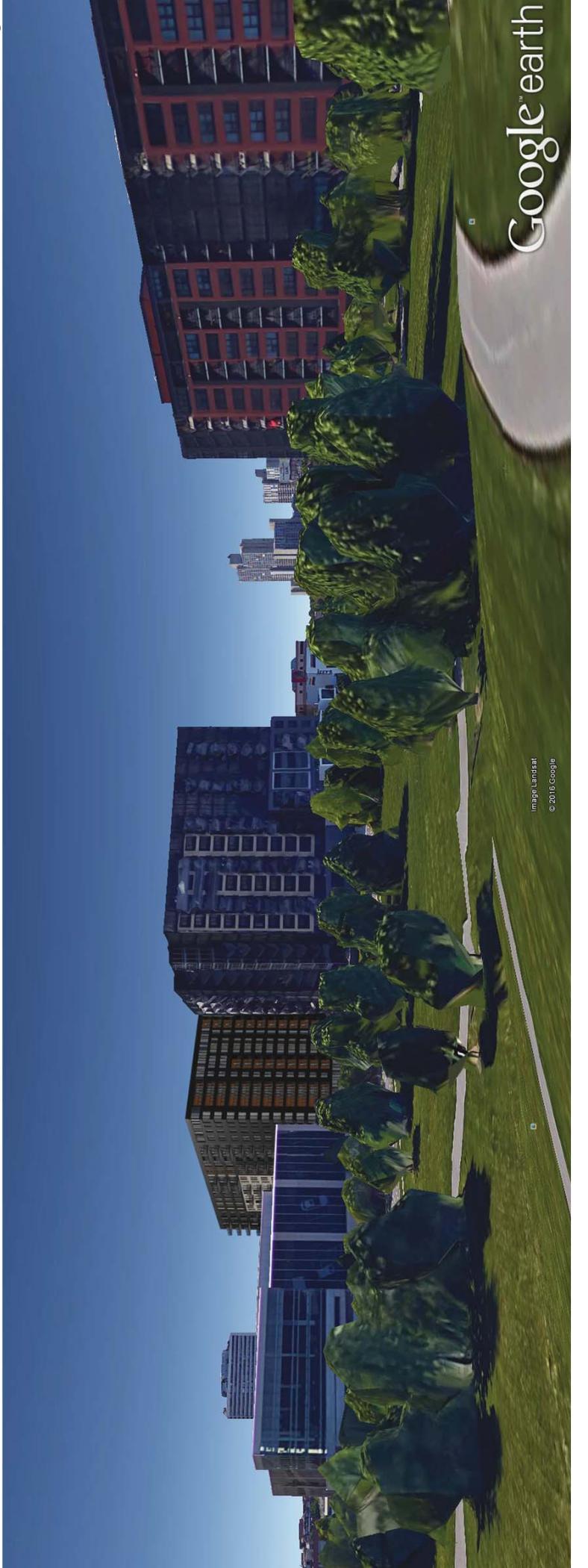
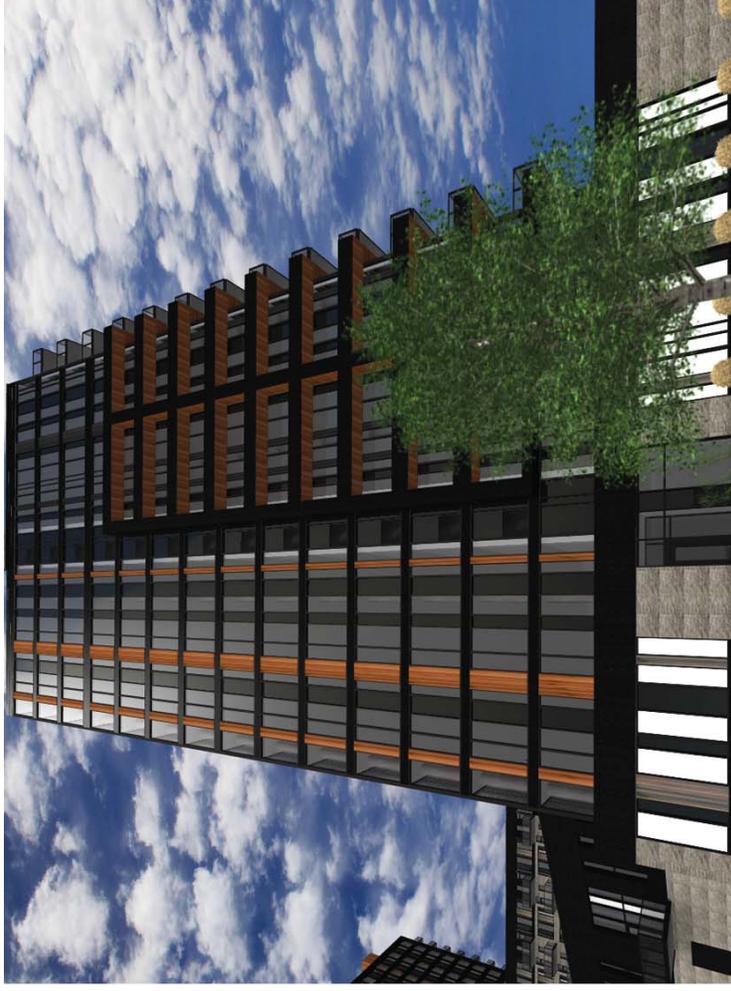
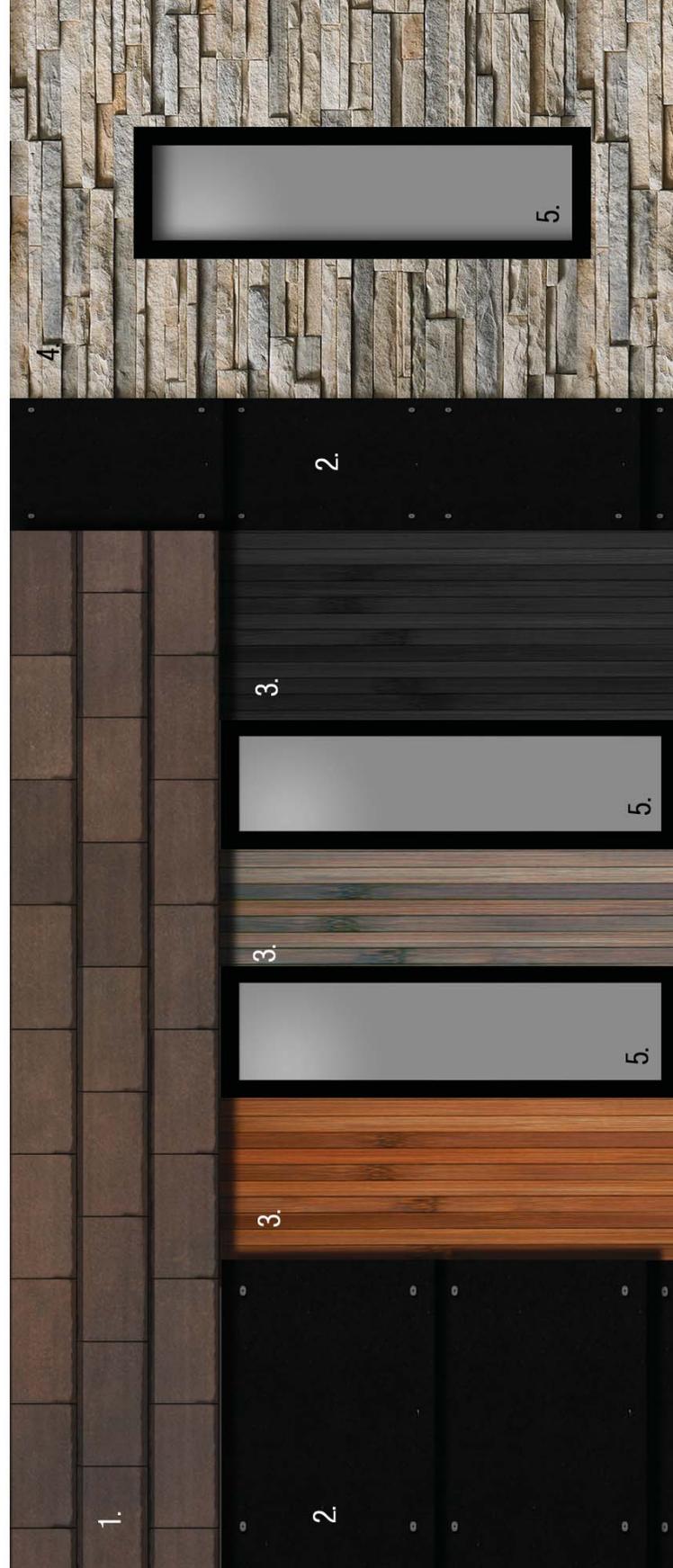


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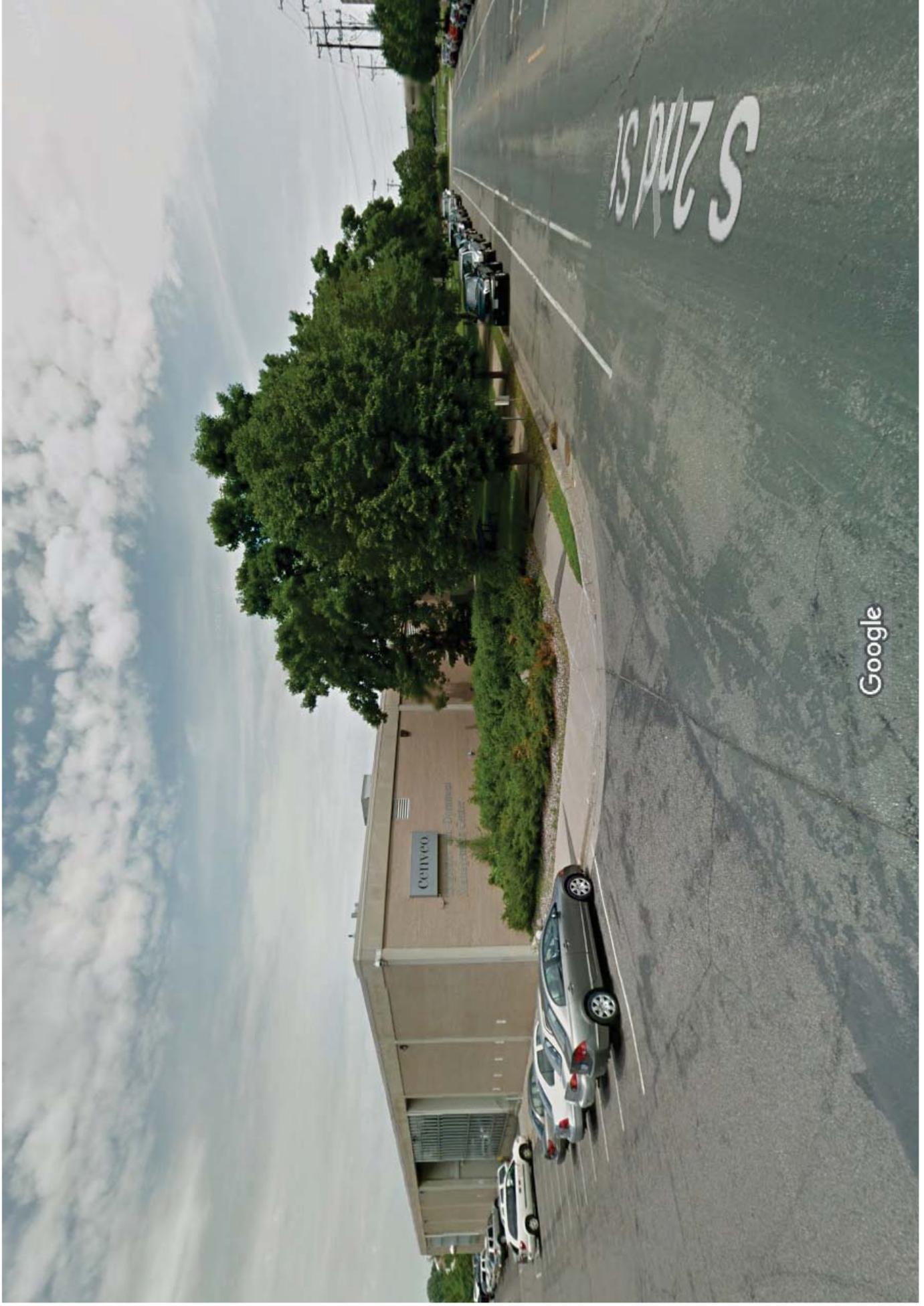
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## *the* LEGACY Condos - Material Close-ups & Samples



1. Modular Stainless Steel / Metal Panel
  - Light Bronze Color Range
2. Fiber Composite Panel
  - Black w/ exposed fasteners
3. Wood grained composite panel
  - Three colors, various locations
4. Thin set modular stone
  - Black w. several glazing types
5. Aluminum Window System





Google

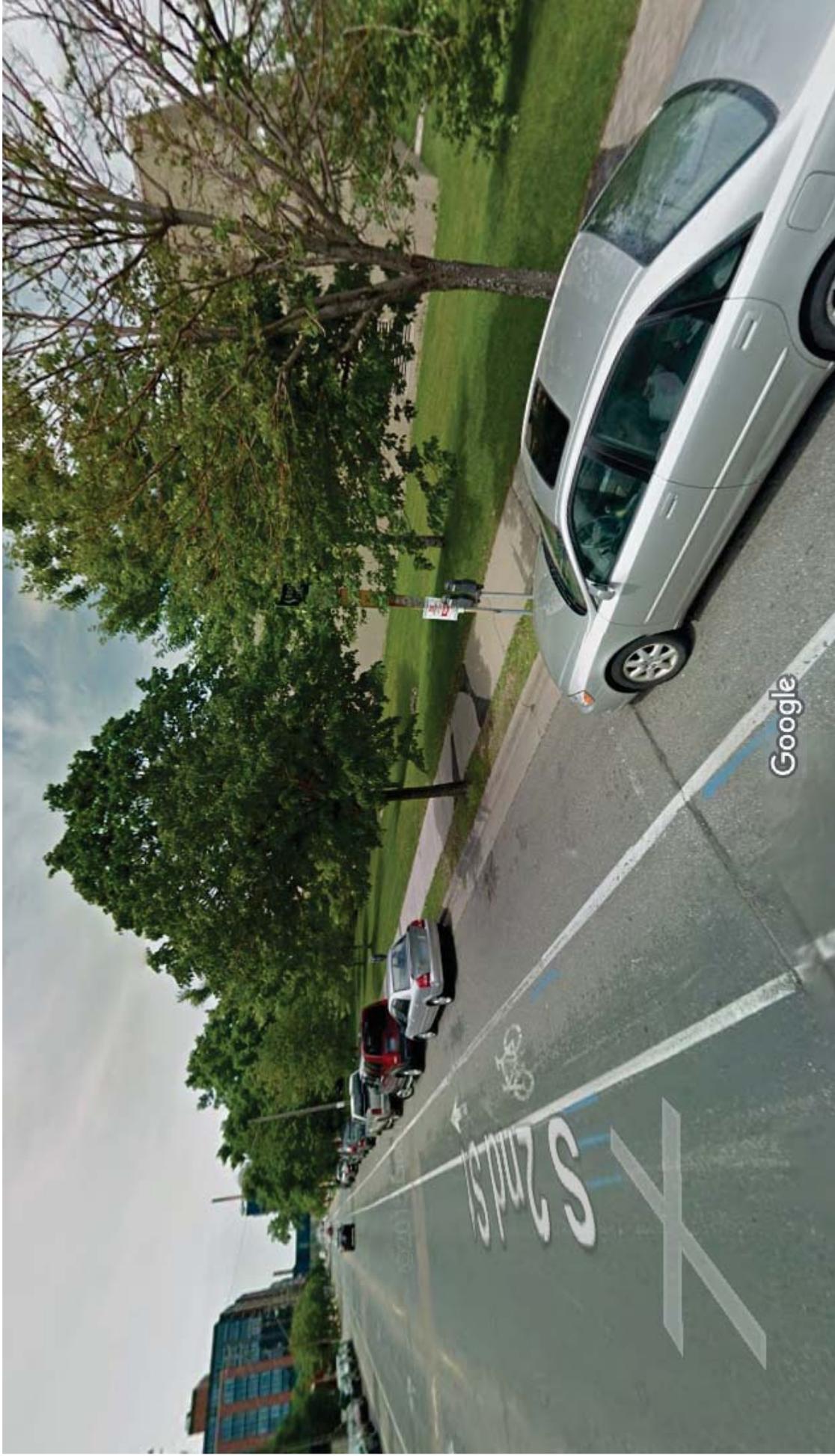
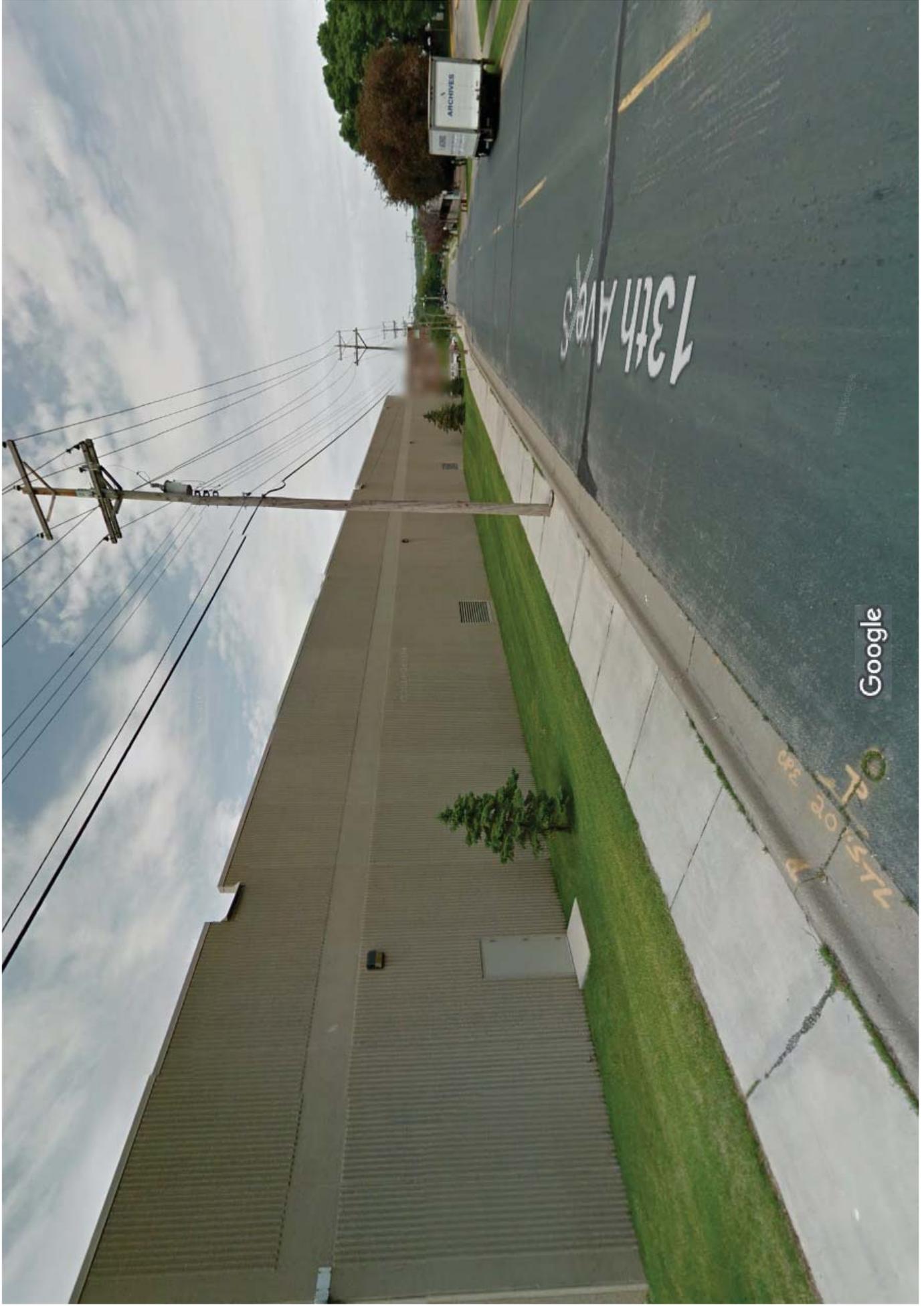


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Minneapolis, Minnesota

Street View - Jun 2011





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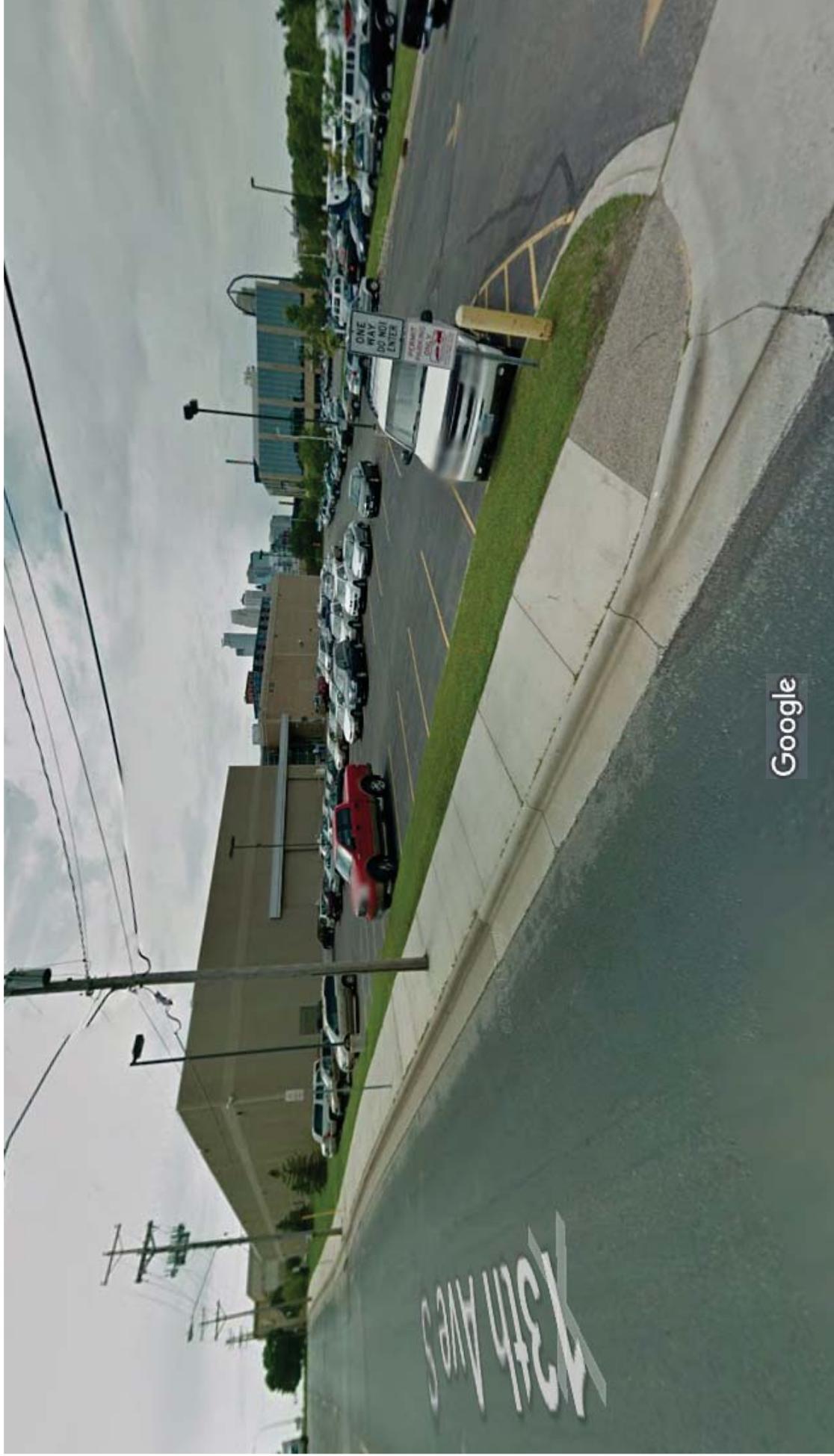
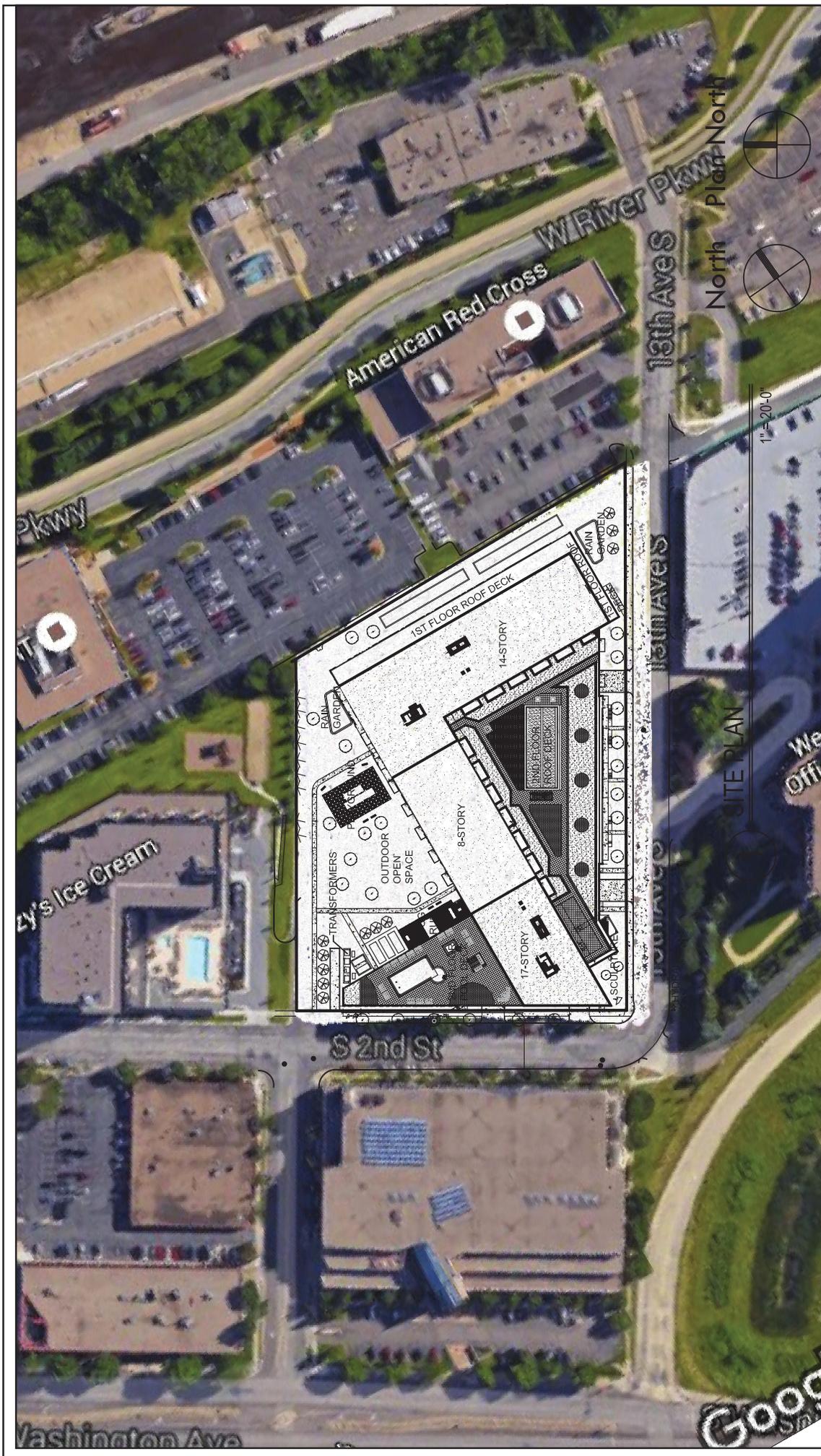


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Street View - Jun 2011





SHEET NO. **A0.0**

**LEGACY**  
 2ND STREET & 13TH AVENUE SOUTH, MINNEAPOLIS, MN

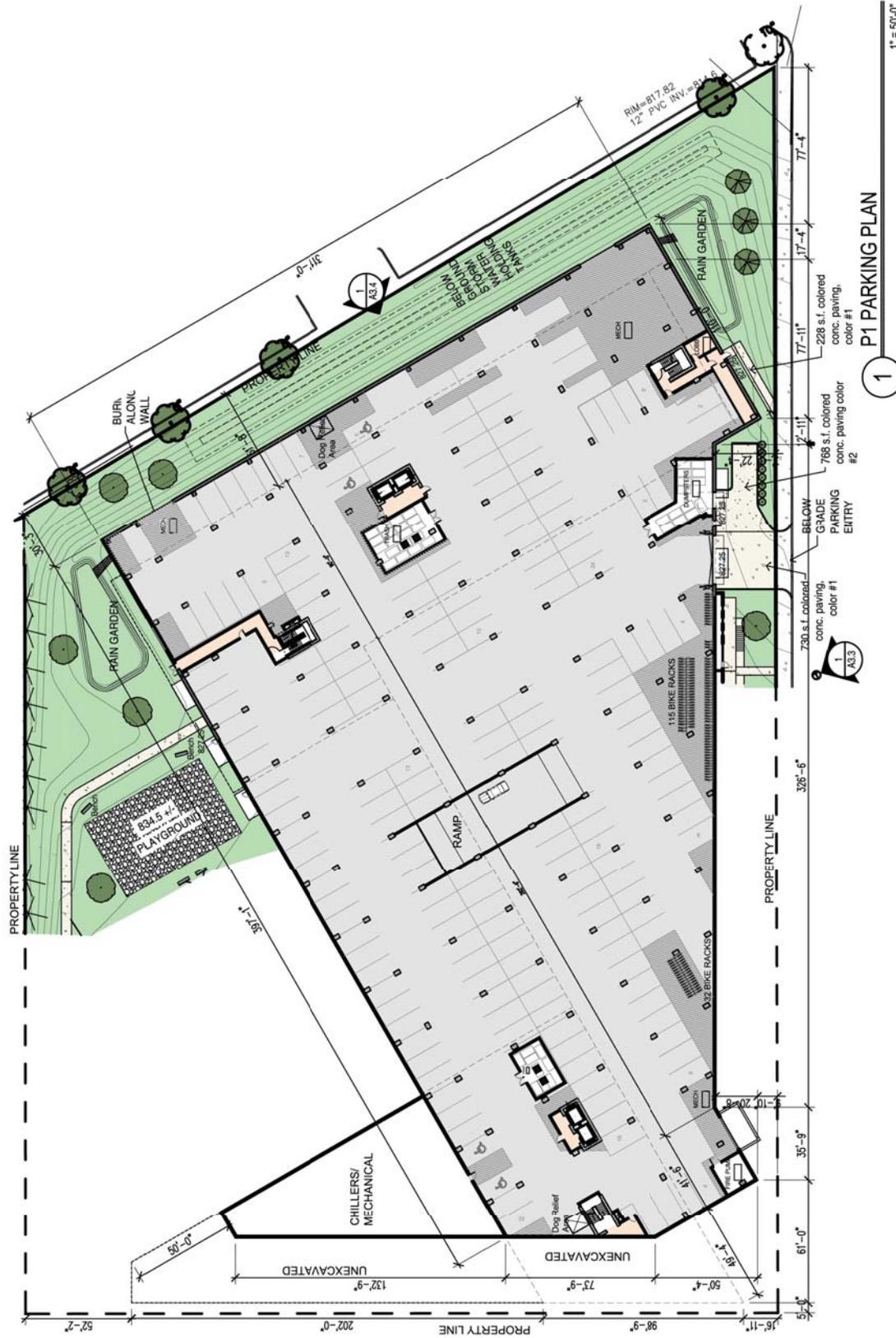
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 LICENSE # \_\_\_\_\_

PROJECT NUMBER \_\_\_\_\_  
 DATE ISSUED \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 CHECKED BY: IGO \_\_\_\_\_  
 PLOTTED: 2-22-2016  
 BY: BVD/ONS

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 1795 SAINT CLAIR AVE. / ST. PAUL, MN 55105  
 (651) 696-5186 / (651) 696-5188 FAX  
 www.oertelarchitects.com





1" = 50'-0"

1 P1 PARKING PLAN

SHEET NO.

A0.1

**LEGACY**  
 2ND STREET & 13TH AVENUE SOUTH, MINNEAPOLIS, MN

Committee of the Whole / Not For Construction  
 3.7.16

FILE:

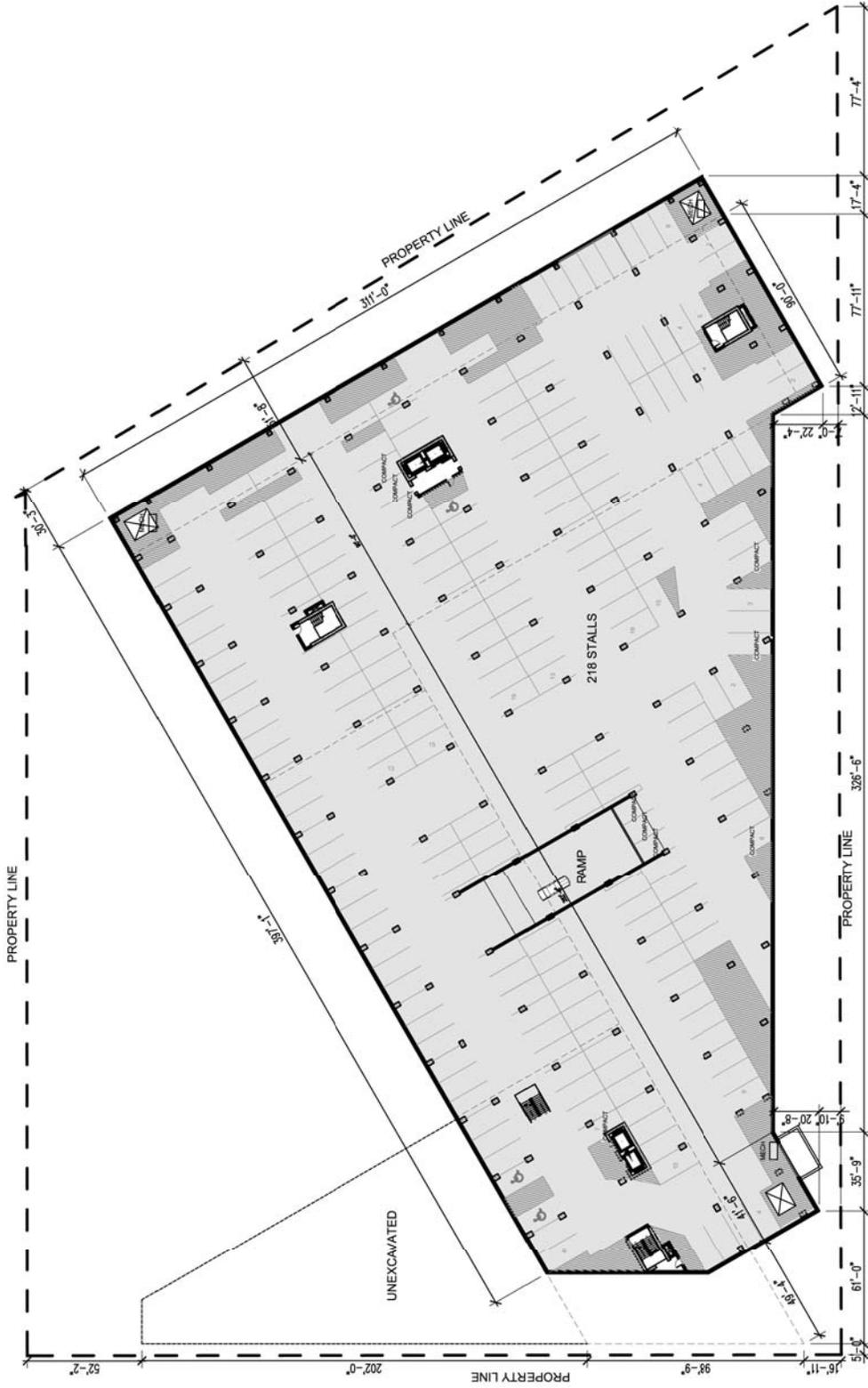
I HEREBY CERTIFY THAT ON, \_\_\_\_\_  
 BY ME OR UNDER MY SUPERVISION AND CONTROL  
 THAT I AM A QUALIFIED PROFESSIONAL ARCHITECT  
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 CHECKED BY JAO \_\_\_\_\_  
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 3-02-2016  
 REVISIONS \_\_\_\_\_

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North

1 P3 PARKING PLAN

1" = 50'-0"

<p><b>LEGACY</b>  <b>2ND STREET &amp; 13TH AVENUE SOUTH, MINNEAPOLIS, MN</b>          Committee of the Whole / Not For Construction          3.7.16</p>		<p>SHEET NO. <b>A0.3</b></p>	
<p>I HEREBY CERTIFY THAT ON _____ DATE ISSUED _____ BY ME OR UNDER MY AND THAT I AM A DULY LICENSED ARCHITECT IN THE STATE OF MINNESOTA.</p>		<p>SIGNATURE _____          DATE _____          LICENSE # _____</p>	
<p>PROJECT NUMBER _____          DATE ISSUED _____          DRAWN BY _____          CHECKED BY JLD _____          PLOTTED _____          PVS/DWG _____</p>		<p>3-02-2016</p>	
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North

1 12TH-14TH FLOOR PLANS

1" = 50'-0"

PROJECT NUMBER:  
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PHOTOS: 3-02-2016  
REVISONS:

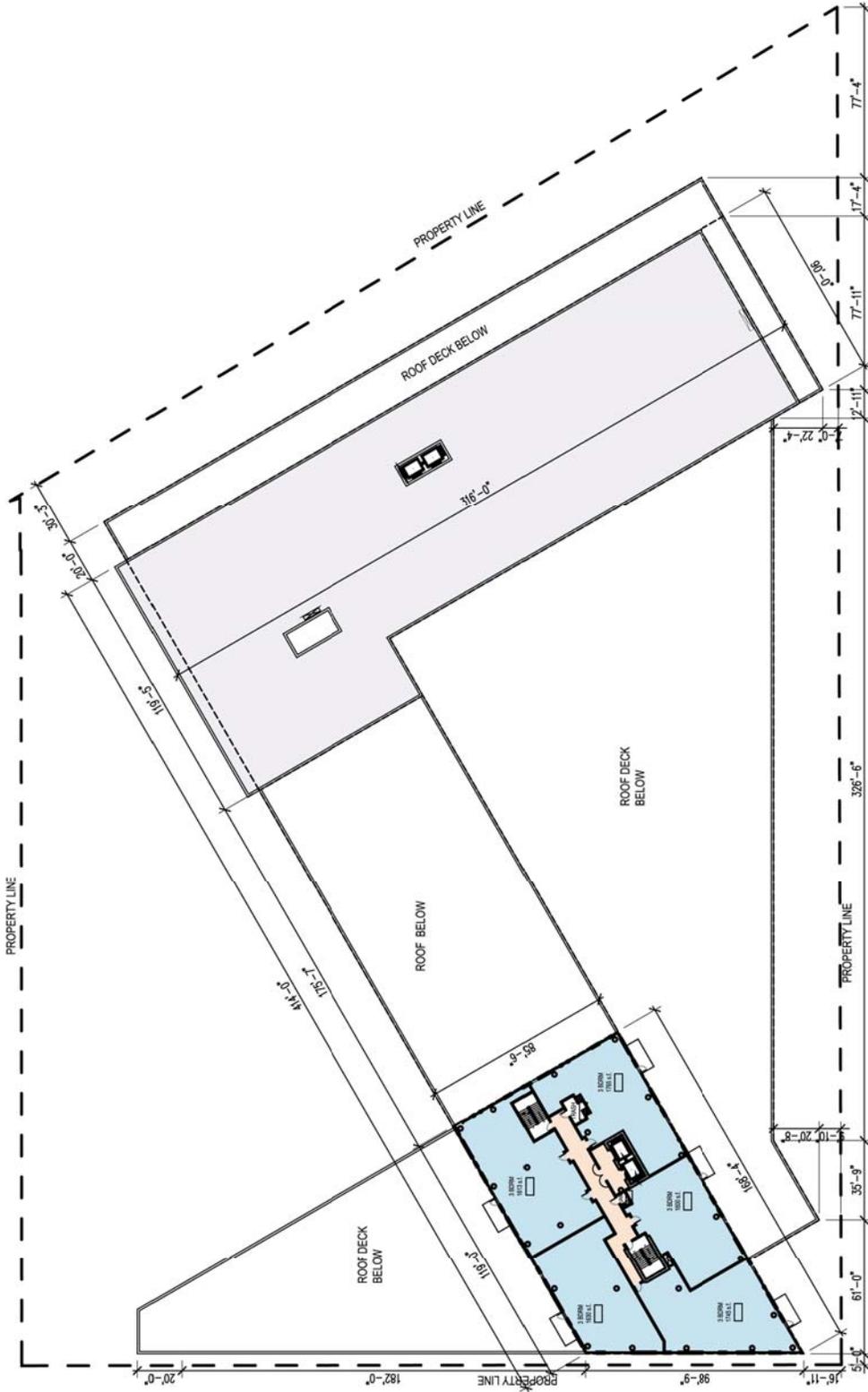
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SHEET NO.

**A1.12**



North   
 1" = 50'-0"  
 15TH-17TH FLOOR PLANS

1

SHEET NO.  
**A1.15**

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 2ND STREET & 13TH AVENUE SOUTH, MINNEAPOLIS, MN  
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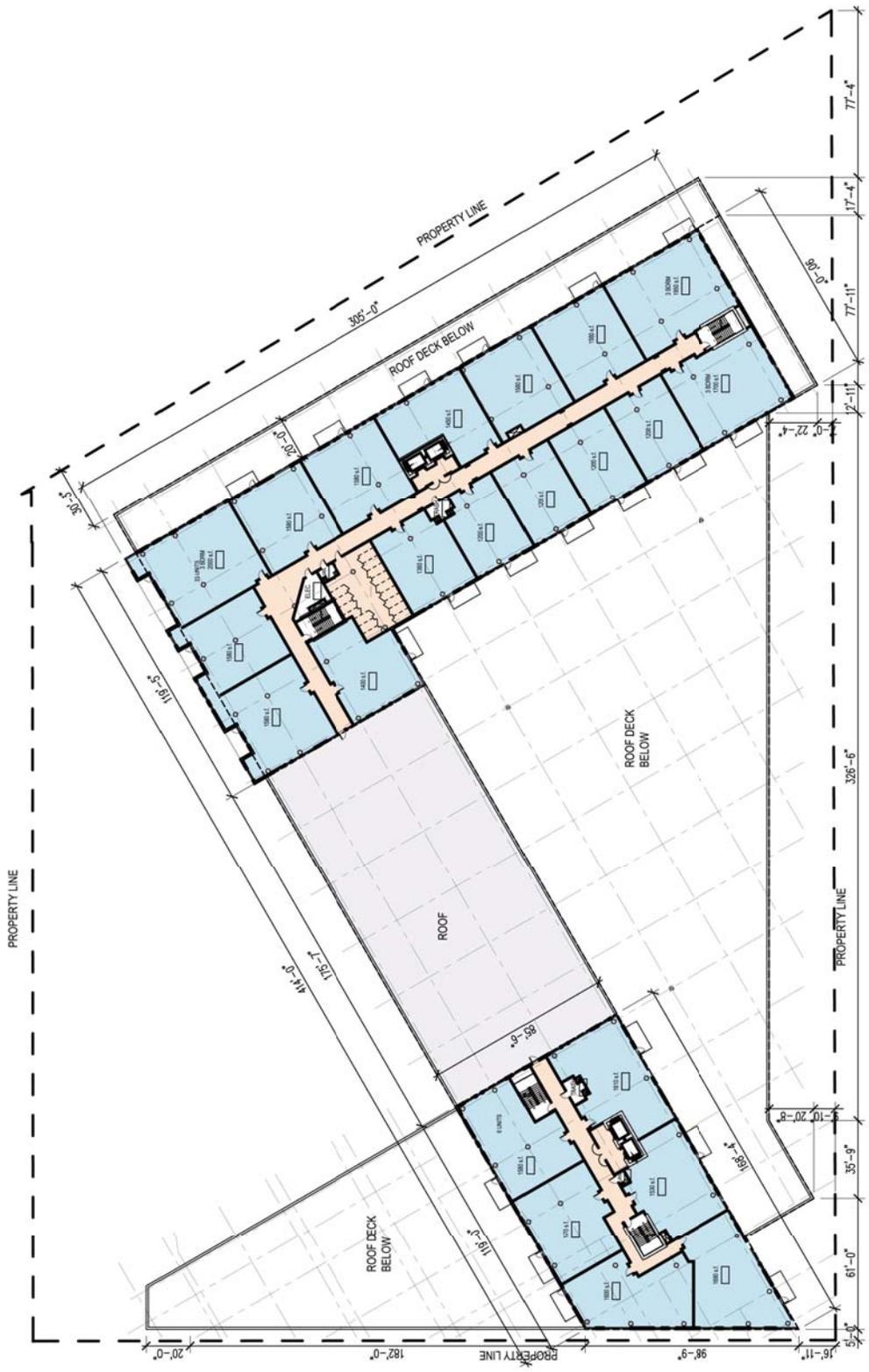


North   
 1" = 50'-0"

1 SECOND FLOOR PLAN

<p><b>OERTEL ARCHITECTS</b>          1795 SAINT CLAIR AVE. / ST. PAUL, MN 55105          (651) 696-5186 / (651) 696-5188 FAX  <a href="http://www.oertelarchitects.com">www.oertelarchitects.com</a></p>	<p>PROJECT NUMBER: _____          DATE ISSUED: _____          DRAWN BY: _____          CHECKED BY: JAD          PLOTTED: 3-02-2016          REVISED: _____</p>	<p>I HEREBY CERTIFY THAT ON _____          DATE, I AM A DULY LICENSED ARCHITECT          IN THE STATE OF MINNESOTA.          SIGNATURE: _____          DATE: _____          LICENSE # _____</p>
<p><b>LEGACY</b>  <b>2ND STREET &amp; 13TH AVENUE SOUTH, MINNEAPOLIS, MN</b>          Committee of the Whole / Not For Construction          3.7.16          FILE:</p>		
<p>SHEET NO. <b>A1.2</b></p>		





North 

1" = 50'-0"

1 9TH-11TH FLOOR PLANS

SHEET NO.

**A1.9**

**LEGACY**  
**2ND STREET & 13TH AVENUE SOUTH, MINNEAPOLIS, MN**  
 Committee of the Whole / Not For Construction  
 3.7.16

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 BY ME OR UNDER MY SUPERVISION AND  
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 OF THE STATE OF MINNESOTA.

SIGNATURE \_\_\_\_\_  
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PROJECT NUMBER \_\_\_\_\_  
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 CHECKED BY: JAO \_\_\_\_\_  
 PLOTTED: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

3-02-2016

  
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**PLANTING NOTES**

1. VERIFY ALL PLANTING TO MATCH ALL SCD AND SHRUB AREAS. PAVE GRAZE ALL SCD AREAS.
2. STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REVIEW AND APPROVE ALL STAKING PRIOR TO INSTALLATION.
3. ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO MATCH EXISTING ROCK MULCH OVER WEED BARRIER. INSTALL 4" DEPTH SHREDDED HARDWOOD MULCH OVER WEED BARRIER OF ALL TREES SOULDED FROM 18" DIA. AND UP.
4. TOPSOIL SHALL CONSIST OF 1:1:1 SELECT LOAMY TOPSOIL, PEAT MOSS, PIT RUN SAND.
5. COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF 12 MONTHS. MAKE ALL REPLACEMENTS PROMPTLY (AS PER INSTRUCTION OF OWNERS) AT THE LATEST CONVENIENT TIME. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) SHALL BE THE BASIS FOR ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN TREE WRAP IN APRIL. APPLY WRAP IN NOVEMBER AND DECEMBER.
6. CALL CARRIER STATE ONE CALL AT 651-454-0002 AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO UNLESS DURING THE COURSE OF THE WORK.
7. MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, WEEDING, AND PRUNING, THROUGHOUT THE WARRANTY PERIOD.
8. STAKING AND DOWING OF TREES IS OPTIONAL. CONTRACTOR TO PROVIDE STAKING AND DOWING FOR TREES FOR DURATION OF WARRANTY PERIOD.
9. SWEEP AND WASH ALL PAVED SURFACES AND OPERATIONS. DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
10. SUPPLY DESIGN AND INSTALLATION OF AN IRRIGATION SYSTEM WITH 1/2" POLYETHYLENE GLASS REINFORCED PLASTIC (PE) PIPE TO ALL PLANTING AREAS TO BE IRRIGATED. SYSTEM SHALL BE DESIGNED AND INSTALLED BY A LICENSED PROFESSIONAL ENGINEER (P.E.).

**LANDSCAPE SCHEDULE**

QTY	Key	Scientific Name / Common Name	Size	Remarks
<b>OVERSTORY TREES</b>				
5	BO	Red Oak / <i>Quercus rubra</i>	2 1/2" Cal. B&B	Straight Truck, No 4 Growth
16	KC	Fraxino Kentucky Coffee Tree / <i>Fraxinus excelsior</i> 'PY'	2 1/2" Cal. B&B	Straight Truck, No 4 Growth
2	FB	Paper Birch / <i>Betula papyrifera</i>	20" Ht. B&B	Clump Form
10	BB	Box Elder / <i>Achras glabra</i>	20" Ht. B&B	Clump Form
9	BM	Northwood Red Maple / <i>Acer rubrum</i> 'Northwood'	2 1/2" Cal. B&B	Straight Truck, No 4 Growth
<b>COMPLETES</b>				
6	BS	Black Hills Spruce / <i>Picea glauca</i> 'Brevifolia'	6" Ht. B&B	Full Form
<b>ORNAMENTAL TREES</b>				
5	15B	Azalea Billerica Serviceberry / <i>Azaleastrachya grandiflora</i> 'Autumn Brilliance'	6" Ht. B&B	Clump Form
<b>SHRUBS</b>				
22	GM	Goldmound Spirea / <i>Spiraea x 'Goldmound'</i>	12" Ht. cont.	Mix. 5 stems each, specified.
5	AM	Arbutus Menziesii / <i>Physocarpus opulifolius</i> 'Aureo-rotundifolius'	24" Ht. cont.	Mix. 5 stems each, specified.
4	MM	More Invasives / <i>Juniperus chinensis</i> 'Meyeri'	30" Ht. cont.	Mix. 5 stems each, specified.
12	AJ	Aster Compact Bed / <i>Diarrhea virginiana</i> 'Blue'	4" B&B	Mix. 5 stems each, specified.
40	BO	Blackberry / <i>Rubus occidentalis</i> 'Topsy'	24" Ht. cont.	Mix. 5 stems each, specified.
5	TA	Taxus Adventurer / <i>Thuja occidentalis</i> 'Tapestry'	6" Ht. B&B	Mix. 5 stems each, specified.
19	TR	Trinity Compact Conchocary Bush / <i>Viburnum bicolor</i> 'Matrix Compact'	30" Ht. cont.	Mix. 5 stems each, specified.
<b>PERENNIALS</b>				
42	BOG	Black Onions / <i>Hebe x 'Black Onions'</i>	1 1/2" cal. cont.	
11	RF	Red Foxglove / <i>Delphinium consolida</i> 'Red Foxglove'	1 1/2" cal. cont.	
21	MP	Marigold / <i>Tagetes patens</i> 'Lemon Queen'	1 1/2" cal. cont.	
53	PP	Purple Petal / <i>Ipomoea pes-caprae</i>	1 1/2" cal. cont.	
118	TR	Trinity Compact Conchocary Bush / <i>Viburnum bicolor</i> 'Matrix Compact'	1 1/2" cal. cont.	
<b>MANUFACTURED PLANT LEFT</b>				
BLA		Black Eyes Susan / <i>Rudbeckia hirta</i>	High	
PGG		Prince of Wales / <i>Asplenium platyneuron</i>	High	
COB		Cornflower / <i>Centaurea cyanus</i>	High	
STB		Stemming Star / <i>Liatris pycnostachya</i>	High	
BLU		Blue Lobelia / <i>Lobelia siphilitica</i>	High	



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