

## MEMORANDUM

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

**FROM:** Mei-Ling Smith, Senior City Planner, (612) 673-5342

**DATE:** August 18, 2016

**SUBJECT:** Theatre Garage and Marquee Apartments, 2004-2018 Lyndale Avenue S

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### SITE DATA

|                                   |   |
|-----------------------------------|---|
| <b>Existing Zoning</b>            | <u>2004 Lyndale Avenue S</u> : C2 Neighborhood Corridor Commercial District<br><u>2008, 2012, 2014, 2018 Lyndale Avenue S</u> : C1 Neighborhood Commercial District |
| <b>Lot Area</b>                   | 35,928 square feet / 0.82 acres   |
| <b>Ward(s)</b>                    | 10  |
| <b>Neighborhood(s)</b>            | Lowry Hill East Neighborhood Association; adjacent to Whittier Alliance, Stevens Square Community Organization  |
| <b>Designated Future Land Use</b> | Mixed Use   |
| <b>Land Use Features</b>          | Commercial Corridor (Lyndale Avenue South)<br>Community Corridor (West Franklin Avenue)   |
| <b>Small Area Plan(s)</b>         | <u>Lyn-Lake Small Area Plan (2009)</u>  |

The subject site contains five parcels totaling approximately 35,928 square feet/0.82 acres. The site is located at the southwest corner of the intersection of Lyndale Avenue South and West Franklin Avenue, just south of Interstate 94. The five parcels currently contain two one-story commercial buildings and two surface parking lots with a total of 66 stalls. The northernmost building was constructed in 1923 as an automotive sales and showroom building, and is now occupied by a theater and thrift store. The building on the southern portion of the site was constructed in 1958 and now contains a dry cleaner's drop-off site, a tailors shop and art gallery. The site is generally flat, however, the north side of the site along Franklin has a grade increase between Lyndale Avenue South and the west side of the property. The properties adjacent to the west side of the site are also situated between seven and ten feet above the grade of the subject site.

### PROJECT DESCRIPTION

The applicant is proposing to construct a new, six-story mixed-use building with 113 residential units, one retail space facing Lyndale (approximately 1,200 square feet), and a restaurant occupying the northeast corner of the parcel (approximately 5,200 square feet). The unit mix includes efficiencies and

one- and two-bedroom units. The main exterior materials are face brick and various types of metal panel and mesh. The building would have a central heating and cooling system, so individual HVAC mechanical units would not be visible from the street.

The building would be 69 feet (68 feet, 11 5/8 inches) above the grade at Lyndale Avenue S at its tallest point. While the building would contain a total of five full stories, the first story exceeds 20 feet and is therefore counted as two stories per the zoning code's definitions. The applicant is also proposing to construct one level of below-grade parking and two levels (the first floor plus a mezzanine level) of structured parking on the rear portion of the building, providing a total of 149 vehicle parking spaces. The development qualifies for the enclosed parking density bonus. The first floor and below-grade parking areas would be accessible via one curb cut on Lyndale Avenue S, while the curb cut on Franklin Avenue W would lead to the mezzanine parking area. The roof of the parking garage would contain a common green space and patio area for the residents.

The City Planning Commission reviewed and approved a previous version of this project in August 2014, with conditions. However, the applicant withdrew their land use application prior to completing the City review process for the rezoning petition and the appeal of the City Planning Commission decision. The current proposal reflects a number of notable changes that have been made to the project since 2014:

- The size of the previous retail/theater space along Lyndale Avenue S has been reduced from approximately 3,600 square feet to 1,200 square feet. The indoor theater has been eliminated from the project, and the east frontage now contains eight two-story walk-up residential units and one retail bay in addition to the restaurant space at the corner.
- The previous proposal had four levels of above-grade parking, while the current proposal contains two levels of above-grade parking and one level of underground parking. The previous proposal contained 163 vehicle parking spaces, while the current proposal contains 149 spaces.
- The overall height of the building at its tallest point has been reduced by approximately 4.5 feet (73 feet, 5 3/8 inches to 68 feet, 11 5/8 inches).
- The number of residential units has increased from 82 to 113, which now triggers a loading requirement of one small (10 by 25 foot) loading space. In addition, the residential portion of the development qualifies for a 50 percent reduction in the minimum parking requirement based on the transit incentive revisions that were made to the zoning code in 2015.
- While the curb cut locations have not changed, the parking level layouts and circulation patterns have been revised to accommodate the level of underground parking and the one level of parking above the ground floor.
- There is no longer an open pedestrian walk-through area connecting the sidewalk along Lyndale Avenue S to the ground floor parking area.

## **APPLICATIONS**

Based on staff's preliminary review, the following land use applications have been identified:

- Rezoning the properties located at 2008, 2012, 2014, and 2018 from the C1 Neighborhood Commercial District to the C2 Neighborhood Corridor Commercial District.
- Conditional use permit to increase the maximum allowed height in the C2 Neighborhood Corridor Commercial District from 4 stories/56 feet to 6 stories/69 feet.

- Variance to reduce the minimum loading requirement from one small space to 0.
- Variance to reduce the minimum rear yard setback below 15 feet.
- Variance to reduce the south interior side yard setback below 15 feet.
- Variance to increase the maximum floor area ratio (FAR) from 2.04 to 3.28.
- Site plan review for a new mixed-use building with 113 dwelling units and approximately 6,500 square feet of commercial.

Additional or fewer applications may be required, depending on the plans that the applicant formally submits.

### **APPLICABLE POLICIES**

The Lyn-Lake Small Area Plan was adopted by the City Council in 2009. The plan states that the intersection of West Franklin Avenue and Lyndale Avenue South is “a gateway to Southwest Minneapolis, and improvements should be made” to make the area comfortable for pedestrians and expand opportunities for development. The proposed development would widen the sidewalk along Lyndale Avenue South to reduce the pedestrian crossing across Lyndale Avenue South while creating a more pedestrian-friendly pathway along the west side of Lyndale Avenue South.



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August 5, 2016

Mei-Ling Anderson  
City Planner  
Land Use, Design & Preservation  
250 South 4<sup>th</sup> Street – Room 300  
Minneapolis MN 55415

**Re: 2004-2018 Lyndale Avenue South, Minneapolis (Theatre Garage and Marquee Apartments) – Project Description / Statement of Proposed Use**

The subject property is located on the southwest quadrant of the intersection of Franklin and Lyndale Avenues in South Minneapolis in the Lowry Hill East Neighborhood. The property is comprised of five parcels containing two commercial buildings and a large, surface parking lot.

The multi-tenant commercial building situated on the northern part of the site was originally constructed in 1923 as an automotive sales and showroom building. This building is currently occupied by the Minneapolis Theatre Garage and Steeple People Thrift Store. The smaller multi-tenant commercial building located on the south property line of the site was constructed in 1958 and currently houses an art gallery and a dry-cleaners drop-off/pick-up and tailors. Situated between the two commercial buildings is a large, surface parking lot of approximately 54 stalls. The site itself is seen by many neighborhood residents and City officials as a gateway or entrance point to south Lyndale Avenue, Lyn-Lake, Uptown and South Minneapolis neighborhoods.

Master Properties Minnesota, on behalf of TGMA Developers, LLC, and Collage Architects, propose to construct a new, mixed-use building on the site that will architecturally define the intersection and establish a prominent gateway to South Minneapolis. The proposed development would place a new, sit down restaurant at street level, anchoring the intersection while lofted walk-up residential units with private garages situated behind them are proposed to front Lyndale Avenue to bring a more interactive street presence. Thirteen structured, short-term (thirty minute), surface parking stalls will be situated behind the lofted walk-up units. Accessible off of Lyndale Avenue and located below grade is a garage level with approximately ninety-one parking stalls to service the residential portion of the building (0.86 parking ratio).

Above street level, four levels of market rate apartments will front Lyndale Avenue, Franklin Avenue and the intersection. Including the eight lofted walk-up units along Lyndale Avenue, there will be a total of 113 Alcove, one and two bedroom residential rental units. Located on the mid-level, within the first level and accessible from Franklin Avenue are thirty-eight proposed commercial parking stalls.

The proposed Theatre Garage development project will bring life and vibrancy to an underutilized and prominent commercial intersection. The project will establish a significant gateway into the neighborhood, as well as make the area more pedestrian friendly by replacing the current surface parking lot with vibrant storefronts.

The proposed plan includes:

• Parcels:

|  |
|--|
| • 2004 Lyndale Avenue South, Minneapolis, MN 55405 |
| • 2008 Lyndale Avenue South, Minneapolis, MN 55405 |
| • 2014 Lyndale Avenue South, Minneapolis, MN 55405 |
| • 2018 Lyndale Avenue South, Minneapolis, MN 55405 |

- Construction of:

|                         |  |
|-------------------------|--|
| • Housing Units         | • 113  |
| • GFA                   | • 107,375sf (total building)   |
| • FAR                   | • 2.99   |
| • Total Building Height | • 68' - 11 5/8"  |
| • Commercial GFA        | <ul style="list-style-type: none"> <li>• 8,718sf TOTAL</li> <li>• 7,362sf proposed restaurant</li> <li>• 1,194sf Fitness/Gym</li> <li>• 162sf leased trash room to commercial property to the South of site</li> </ul> |
| • Parking Stalls        | • 149 Stalls   |

Anticipated Land Use Applications:

- Site Plan Review
- Rezone entire site from C1/C2 to C2
- Variance to reduce rear and south interior yard setbacks from 15 feet to 3.8 feet and 3.5 feet respectively
- Variance to increase maximum FAR from 2.38 to 2.99
- Conditional Use Permit to allow for an increase in maximum height from 56 feet to 68 feet, 11 5/8 inches

The proposed plan will further help establish a solid commercial corridor along Lyndale Avenue as well as support the Minneapolis Comprehensive Plan for Sustainable Growth by abiding by the following policies:

**Lyndale Ave S (Dunwoody Ave to 31<sup>st</sup> St W): Commercial Corridor**  
**Franklin (Nicollet Ave to Hennepin Ave): Community Corridor**

**LAND USE**

**Policy 1.3: Ensure that development plans incorporate appropriate transportation access and facilities, particularly for bicycle, pedestrian, and transit**

1.3.1 Require safe, convenient, and direct pedestrian connections between principal building entrances and the public right of way in all new development and, where practical, in conjunction with renovation and expansion of existing buildings.

1.3.3 Encourage above-ground structured parking facilities to incorporate development that provides active uses on the ground floor.

**Policy 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.**

1.4.2 Promote standards that help make commercial districts and corridors desirable, viable, and distinctly urban, including: diversity of activity, safety for pedestrians, access to desirable goods and amenities, attractive streetscape elements, density and variety of uses to encourage walking, and architectural elements to add interest at the pedestrian level.

1.4.4 Continue to encourage principles of traditional urban design including site layout that screens off-street parking and loading, buildings that reinforce the street wall, principal entrances that face the public sidewalks, and windows that provide ‘eyes on the street’

**Policy 1.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.**

1.5.1 Support an appropriate mix of uses with a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.

1.5.2 Facilitate the redevelopment of underutilized commercial areas by evaluating possible land use changes against potential impacts on the surrounding neighborhood.

“Additionally, the City encourages new medium-to high-density residential development along Commercial Corridors, particularly as part of mixed use development.” (pgs. 1-14-1-15)

**Policy 1.10: Support development along Commercial Corridors that enhances the street’s character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.**

1.10.2 Encourage commercial development, including active uses on the ground floor, where Commercial Corridors intersect with other designated corridors.

1.10.5 Encourage the development of high-density housing on Commercial Corridors.

## **TRANSPORTATION**

**Policy 2.4: Make transit a more attractive option for both new and existing riders.**

2.4.3 Encourage higher intensity and transit-oriented development to locate in areas well served by transit

**Policy 2.5: Encourage bicycling throughout the city is safe, comfortable and pleasant.**

2.5.4 Implement and expand zoning regulations and incentives that promote bicycling, such as the provision of secured storage for bikes near building entrances, storage lockers, and changing and shower facilities

## **HOUSING**

**Policy 3.1: Grow by increasing the supply of housing.**

3.1.1 Support the development of new medium- and high-density housing in appropriate locations throughout the city.

**Policy 3.2: Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities**

3.2.1 Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes.

## **URBAN DESIGN**

**Policy 10.6: new multi-family development or renovation should be designed in the terms of traditional urban building form with pedestrian scale design features at the street level.**

10.6.5 Street-level building walls should include an adequate distribution of windows and architectural features in order to create visual interest at the pedestrian level.

10.6.6 Integrate transit facilities and bicycle parking amenities into the site design.

**Policy 10.9: Support urban design standards that emphasize traditional urban form with pedestrian scale design features at the street level in mixed-use and transit-oriented development.**

10.9.4 Coordinate site designs and public right of way improvements to provide adequate sidewalk space for pedestrian movement, street trees, landscaping, street furniture, sidewalk cafes and other elements of active pedestrian areas.

Photos of Existing Site:



Image 1: 2004 Lyndale Avenue S, Minneapolis, MN (view from Franklin Avenue facing SE)

Image 2: 2004 Lyndale Avenue S, Minneapolis, MN (view from Franklin Avenue facing SW)



Image 3: 2004 Lyndale Avenue S, Minneapolis, MN (view from intersection of Franklin and Lyndale Avenues, facing SW)



Image 4: 2004 Lyndale Avenue South, Minneapolis, MN (view from the south across parking lot)



Image 5: 2018 Lyndale Avenue South, Minneapolis, MN (view from parking lot, looking SW)

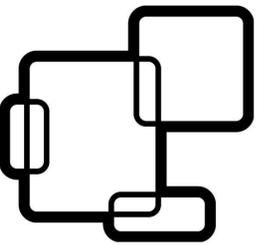


Image 6: 2018 Lyndale Avenue South, Minneapolis, MN (view from parking lot, looking south)

# THEATER GARAGE

## MARQUEE APARTMENTS

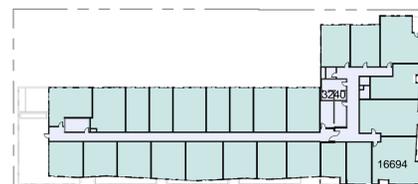
MINNEAPOLIS, MINNESOTA



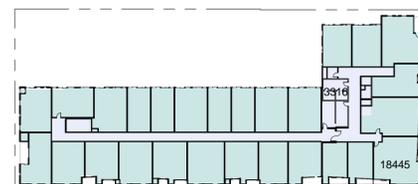
www.collagearch.com



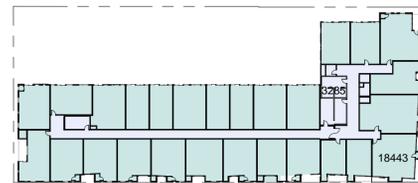
THEATER GARAGE  
LYNDALE AVENUE,  
MINNEAPOLIS



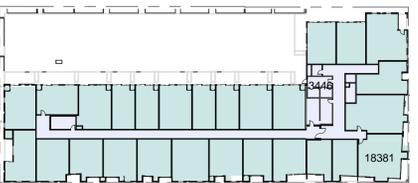
FIFTH LEVEL



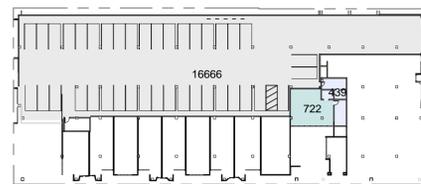
FOURTH LEVEL



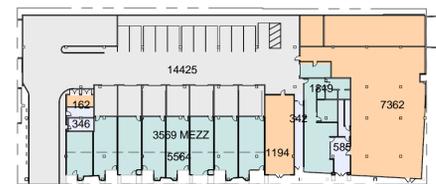
THIRD LEVEL



SECOND LEVEL



MID PARKING LEVEL



FIRST LEVEL



GARAGE LEVEL

| UNIT SCHEDULE |         |    |    |
|---------------|---------|----|----|
| Name          | Area    | BD | BA |
| M UNIT        | 1101 SF | 2  | 2  |
| M UNIT        | 1101 SF | 2  | 1  |
| M UNIT        | 1101 SF | 2  | 2  |
| M UNIT        | 1101 SF | 2  | 2  |
| M UNIT        | 1101 SF | 2  | 2  |
| M UNIT        | 1101 SF | 2  | 2  |
| M UNIT        | 1101 SF | 2  | 2  |
| N UNIT        | 874 SF  | 1  | 1  |

FIRST LEVEL: 8

|         |         |   |   |
|---------|---------|---|---|
| A3 UNIT | 528 SF  | 1 | 1 |
| A3 UNIT | 528 SF  | 0 | 1 |
| A3 UNIT | 528 SF  | 0 | 1 |
| A3 UNIT | 528 SF  | 1 | 1 |
| A4 UNIT | 631 SF  | 0 | 1 |
| A4 UNIT | 622 SF  | 0 | 1 |
| A UNIT  | 477 SF  | 0 | 1 |
| A UNIT  | 492 SF  | 0 | 1 |
| B2 UNIT | 740 SF  | 1 | 1 |
| B2 UNIT | 740 SF  | 1 | 1 |
| B2 UNIT | 740 SF  | 0 | 1 |
| B2 UNIT | 745 SF  | 0 | 1 |
| B4 UNIT | 637 SF  | 1 | 1 |
| B UNIT  | 652 SF  | 1 | 1 |
| B UNIT  | 594 SF  | 1 | 1 |
| B UNIT  | 683 SF  | 1 | 1 |
| B UNIT  | 700 SF  | 1 | 1 |
| B UNIT  | 697 SF  | 1 | 1 |
| B UNIT  | 645 SF  | 1 | 1 |
| B UNIT  | 800 SF  | 1 | 1 |
| B UNIT  | 690 SF  | 1 | 1 |
| B UNIT  | 690 SF  | 1 | 1 |
| C UNIT  | 684 SF  | 1 | 1 |
| D UNIT  | 697 SF  | 1 | 1 |
| F UNIT  | 694 SF  | 1 | 1 |
| G UNIT  | 926 SF  | 2 | 2 |
| H UNIT  | 1081 SF | 2 | 2 |
| L UNIT  | 981 SF  | 2 | 2 |

SECOND LEVEL: 27

|         |         |   |   |
|---------|---------|---|---|
| A3 UNIT | 528 SF  | 1 | 1 |
| A3 UNIT | 528 SF  | 0 | 1 |
| A3 UNIT | 528 SF  | 0 | 1 |
| A3 UNIT | 528 SF  | 1 | 1 |
| A4 UNIT | 631 SF  | 0 | 1 |
| A4 UNIT | 622 SF  | 0 | 1 |
| A UNIT  | 449 SF  | 0 | 1 |
| A UNIT  | 487 SF  | 0 | 1 |
| B2 UNIT | 743 SF  | 1 | 1 |
| B2 UNIT | 740 SF  | 1 | 1 |
| B2 UNIT | 740 SF  | 0 | 1 |
| B2 UNIT | 740 SF  | 0 | 1 |
| B2 UNIT | 745 SF  | 0 | 1 |
| B4 UNIT | 637 SF  | 1 | 1 |
| B UNIT  | 683 SF  | 1 | 1 |
| B UNIT  | 697 SF  | 1 | 1 |
| B UNIT  | 700 SF  | 1 | 1 |
| B UNIT  | 645 SF  | 1 | 1 |
| B UNIT  | 685 SF  | 1 | 1 |
| B UNIT  | 714 SF  | 1 | 1 |
| B UNIT  | 595 SF  | 1 | 1 |
| B UNIT  | 763 SF  | 1 | 1 |
| C UNIT  | 684 SF  | 1 | 1 |
| D UNIT  | 698 SF  | 1 | 1 |
| F UNIT  | 694 SF  | 1 | 1 |
| G UNIT  | 916 SF  | 2 | 2 |
| H UNIT  | 1081 SF | 2 | 2 |
| L UNIT  | 981 SF  | 2 | 2 |

THIRD LEVEL: 27

| UNIT SCHEDULE |         |    |    |
|---------------|---------|----|----|
| Name          | Area    | BD | BA |
| A3 UNIT       | 528 SF  | 0  | 1  |
| A3 UNIT       | 528 SF  | 1  | 1  |
| A3 UNIT       | 528 SF  | 0  | 1  |
| A3 UNIT       | 528 SF  | 1  | 1  |
| A4 UNIT       | 622 SF  | 0  | 1  |
| A4 UNIT       | 631 SF  | 0  | 1  |
| A UNIT        | 487 SF  | 0  | 1  |
| A UNIT        | 473 SF  | 0  | 1  |
| B2 UNIT       | 743 SF  | 1  | 1  |
| B2 UNIT       | 740 SF  | 0  | 1  |
| B2 UNIT       | 745 SF  | 0  | 1  |
| B2 UNIT       | 740 SF  | 1  | 1  |
| B4 UNIT       | 637 SF  | 0  | 1  |
| B UNIT        | 652 SF  | 1  | 1  |
| B UNIT        | 800 SF  | 1  | 1  |
| B UNIT        | 700 SF  | 1  | 1  |
| B UNIT        | 632 SF  | 1  | 1  |
| B UNIT        | 684 SF  | 1  | 1  |
| B UNIT        | 670 SF  | 1  | 1  |
| B UNIT        | 723 SF  | 1  | 1  |
| B UNIT        | 645 SF  | 1  | 1  |
| C UNIT        | 684 SF  | 1  | 1  |
| D UNIT        | 698 SF  | 1  | 1  |
| F UNIT        | 695 SF  | 1  | 1  |
| G UNIT        | 930 SF  | 2  | 2  |
| H UNIT        | 1081 SF | 2  | 2  |
| L UNIT        | 1057 SF | 2  | 2  |

FOURTH LEVEL: 27

|         |         |   |   |
|---------|---------|---|---|
| A3 UNIT | 528 SF  | 1 | 1 |
| A3 UNIT | 528 SF  | 0 | 1 |
| A3 UNIT | 528 SF  | 0 | 1 |
| A3 UNIT | 528 SF  | 0 | 1 |
| A3 UNIT | 528 SF  | 0 | 1 |
| A3 UNIT | 528 SF  | 1 | 1 |
| A4 UNIT | 622 SF  | 0 | 1 |
| A4 UNIT | 631 SF  | 0 | 1 |
| A UNIT  | 468 SF  | 0 | 1 |
| A UNIT  | 539 SF  | 0 | 1 |
| B1 UNIT | 591 SF  | 1 | 1 |
| B1 UNIT | 650 SF  | 1 | 1 |
| B1 UNIT | 722 SF  | 1 | 1 |
| B1 UNIT | 629 SF  | 1 | 1 |
| B1 UNIT | 553 SF  | 1 | 1 |
| B1 UNIT | 608 SF  | 1 | 1 |
| B1 UNIT | 607 SF  | 1 | 1 |
| B2 UNIT | 743 SF  | 1 | 1 |
| B2 UNIT | 740 SF  | 1 | 1 |
| B2 UNIT | 745 SF  | 1 | 1 |
| B2 UNIT | 740 SF  | 0 | 1 |
| B5 UNIT | 726 SF  | 1 | 1 |
| D UNIT  | 732 SF  | 1 | 1 |
| G UNIT  | 932 SF  | 2 | 2 |
| H UNIT  | 1074 SF | 2 | 2 |
| L UNIT  | 1074 SF | 2 | 2 |

FIFTH LEVEL: 24

Grand total: 113

| AREA SCHEDULE - GROSS BUILDING |              |                       |
|--------------------------------|--------------|-----------------------|
| Area                           | Level        | Name                  |
| 32944 SF                       | GARAGE LEVEL | PARKING               |
| 32944 SF                       |              |                       |
| 14425 SF                       | FIRST LEVEL  | PARKING               |
| 10953 SF                       | FIRST LEVEL  | RESIDENTIAL           |
| 8717 SF                        | FIRST LEVEL  | RESTURANT             |
| 1273 SF                        | FIRST LEVEL  | UTILITY & CIRCULATION |
| 35368 SF                       |              |                       |
| 16666 SF                       | MID PKG      | PARKING               |
| 722 SF                         | MID PKG      | RESIDENTIAL           |
| 439 SF                         | MID PKG      | UTILITY & CIRCULATION |
| 17827 SF                       |              |                       |
| 18381 SF                       | SECOND LEVEL | RESIDENTIAL           |
| 3446 SF                        | SECOND LEVEL | UTILITY & CIRCULATION |
| 21827 SF                       |              |                       |
| 18443 SF                       | THIRD LEVEL  | RESIDENTIAL           |
| 3285 SF                        | THIRD LEVEL  | UTILITY & CIRCULATION |
| 21729 SF                       |              |                       |
| 18445 SF                       | FOURTH LEVEL | RESIDENTIAL           |
| 3316 SF                        | FOURTH LEVEL | UTILITY & CIRCULATION |
| 21762 SF                       |              |                       |
| 16694 SF                       | FIFTH LEVEL  | RESIDENTIAL           |
| 3240 SF                        | FIFTH LEVEL  | UTILITY & CIRCULATION |
| 19935 SF                       |              |                       |
| 171391 SF                      |              |                       |

GARAGE LEVEL: 91

| PARKING SCHEDULE |              |                               |
|------------------|--------------|-------------------------------|
| Count            | Level        | Type                          |
| 1                | GARAGE LEVEL | ADA - 8'0 x 18' - 90 deg      |
| 1                | GARAGE LEVEL | ADA - 8' x 18' (8' Aisle)     |
| 40               | GARAGE LEVEL | Compact - 8'6 x 15'           |
| 1                | GARAGE LEVEL | Compact - 8' x 15'            |
| 48               | GARAGE LEVEL | Standard - 8'6 x 18' - 90 deg |
| 1                | FIRST LEVEL  | ADA - 8' x 18' (8' Aisle)     |
| 7                | FIRST LEVEL  | PRIVATE GARAGE                |
| 11               | FIRST LEVEL  | Standard - 8'6 x 18' - 90 deg |
| 1                | MID PKG      | ADA - 8'0 x 18' - 90 deg      |
| 1                | MID PKG      | ADA - 8' x 18' (8' Aisle)     |
| 37               | MID PKG      | Standard - 8'6 x 18' - 90 deg |
| 3                | MID PKG:     | 39                            |
| GRAND TOTAL:     |              | 149                           |



PROJECT LOCATION

| DRAWING INDEX    |          |        |                              |
|------------------|----------|--------|------------------------------|
| Current Revision | ISSUED   | #      | SHEET NAME                   |
|                  | 08/05/16 | T100   | TITLE SHEET AND PROJECT DATA |
|                  | 08/05/16 | C1.0   | SITE PLAN                    |
|                  | 08/05/16 | A100   | GARAGE LEVEL                 |
|                  | 08/05/16 | A101   | FIRST LEVEL                  |
|                  | 08/05/16 | A101A  | MID PARKING LEVEL            |
|                  | 08/05/16 | A102   | SECOND LEVEL                 |
|                  | 08/05/16 | A103   | THIRD LEVEL                  |
|                  | 08/05/16 | A104   | FOURTH LEVEL                 |
|                  | 08/05/16 | A105   | FIFTH LEVEL                  |
|                  | 04/29/16 | A106   | ROOF PLAN                    |
|                  | 08/05/16 | A200   | ELEVATIONS                   |
|                  | 08/05/16 | A201   | ELEVATIONS                   |
|                  | 08/05/16 | A300   | BUILDING SECTIONS            |
|                  | 08/05/16 | AS100  | SHADOW STUDIES               |
|                  | 08/05/16 | A000   | CONTEXT SITE PLAN            |
|                  | 08/05/16 | A001   | AERIAL VIEW                  |
|                  | 08/05/16 | A200-A | COLORLED ELEVATIONS          |
|                  | 08/05/16 | A201-A | COLORLED ELEVATIONS          |
|                  | 08/05/16 | A301   | SITE SECTION                 |
|                  | 08/05/16 | A400   | PERSPECTIVE                  |
|                  | 08/05/16 | A401   | PERSPECTIVE                  |
|                  | 08/05/16 | A402   | PERSPECTIVE                  |

Theater Garage Marquee Apartments  
Developers, LLC.  
612.872.9200  
1221 Nicollet Mall, Suite 310  
Minneapolis, MN 55403

Collage | architects  
Architects  
Pete Keely  
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705 Raymond Avenue, Suite #200  
St. Paul, Minnesota 55114

Erickson Roads & Associates  
651.251.7570  
2550 University Avenue West, Suite #201  
St. Paul, Minnesota 55114

CivISITE Group  
Patrick Sarver  
952.250.2003  
4931 W. 35th Street, Suite #200  
St. Louis Park, Minnesota 55416

DATE: 08.05.2016

### COW SUBMISSION SET

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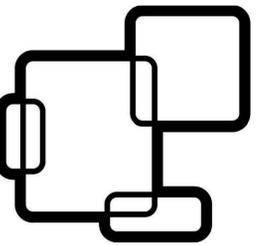
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SHEET TITLE

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NOTE: THESE AREAS CALCULATIONS ARE PRELIMINARY ONLY, NOT INTENDED FOR LEGAL OR FINANCIAL PURPOSES



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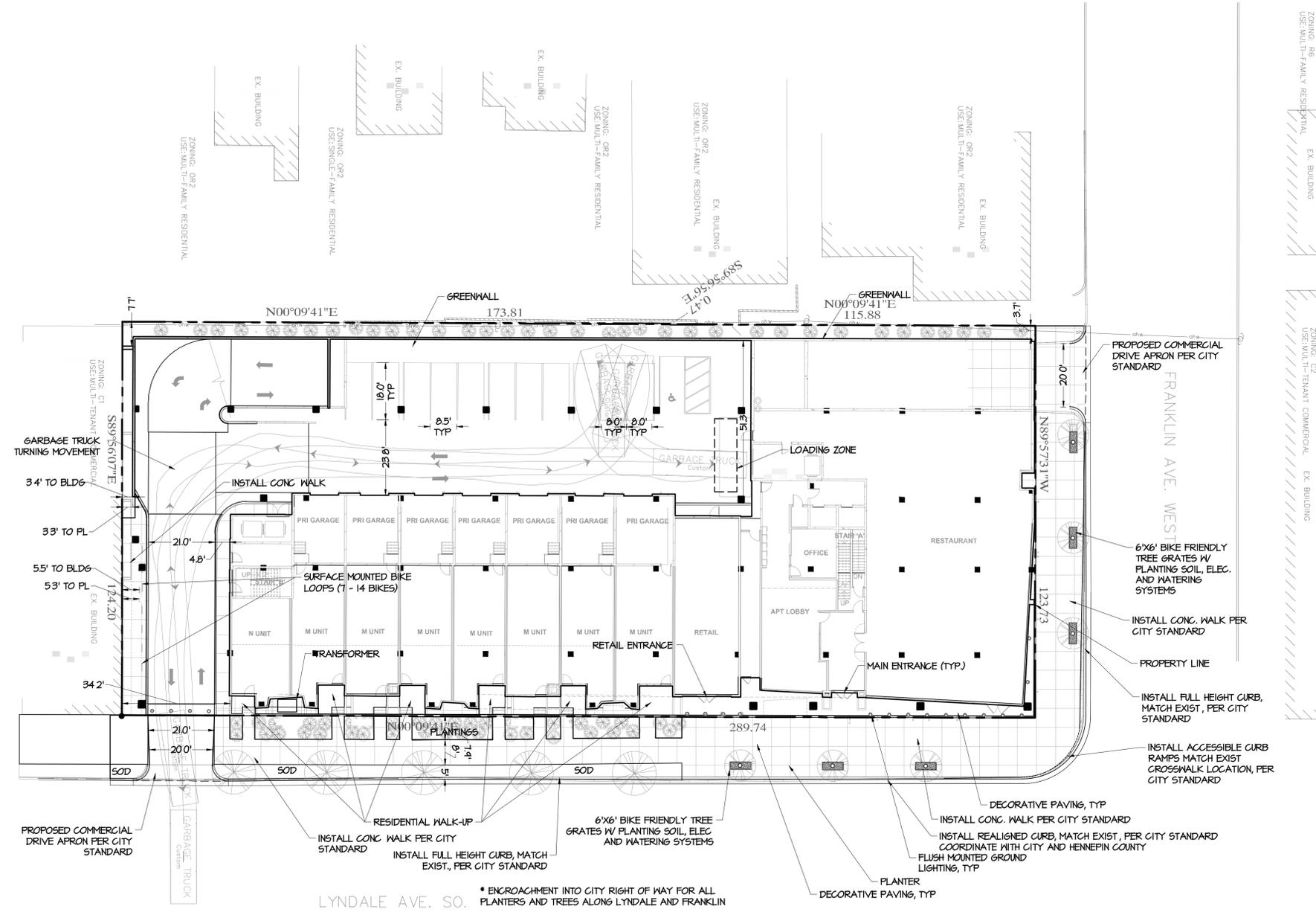


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**SITE PLAN NOTES:**

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
2. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO-TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
3. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
4. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION. FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
5. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
7. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
8. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
9. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.

**CITY COORDINATION NOTES:**

1. TRAFFIC & PARKING
  - 1.1. COORDINATE WITH BILL PRINCE, CITY OF MINNEAPOLIS, (612) 673-3901 FOR ALL WORK REGARDING STREET LIGHTING AND ELECTRICAL SYSTEMS.
  - 1.2. COORDINATE WITH SCOTT KRAMER, CITY OF MINNEAPOLIS, (612) 673-5755 FOR ALL OTHER ISSUES REGARDING WORK IN AND ADJACENT TO CITY RIGHTS-OF-WAY.

**OPERATIONAL NOTES:**

1. ALL SNOW WILL BE TEMPORARILY STOCKPILED ON-SITE AND EVENTUALLY REMOVED FROM THE SITE BY THE SNOW REMOVAL CONTRACTOR, AS REQUIRED TO MAINTAIN ALL PARKING SPACES.
2. TRASH WILL BE COLLECTED INSIDE THE BUILDING AND THE HAULER WILL COORDINATE WITH THE OWNER FOR PICKUP.
3. LOADING AREAS SHALL BE DESIGNATED BY CURBING, WHEEL STOPS, STRIPING AND SIGNAGE. SEE SITE PLAN.

**SITE PLAN LEGEND:**

- CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK)
- PROPERTY LINE
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- DECORATIVE PAVING
- TRAFFIC DIRECTIONAL ARROWS
- DRAINAGE DIRECTIONAL ARROWS

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**COW SUBMISSION SET**

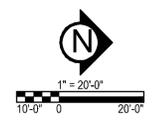
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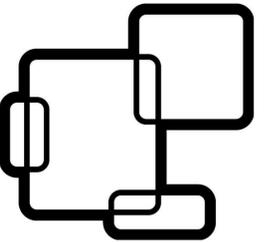
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**SITE PLAN**

C1.0





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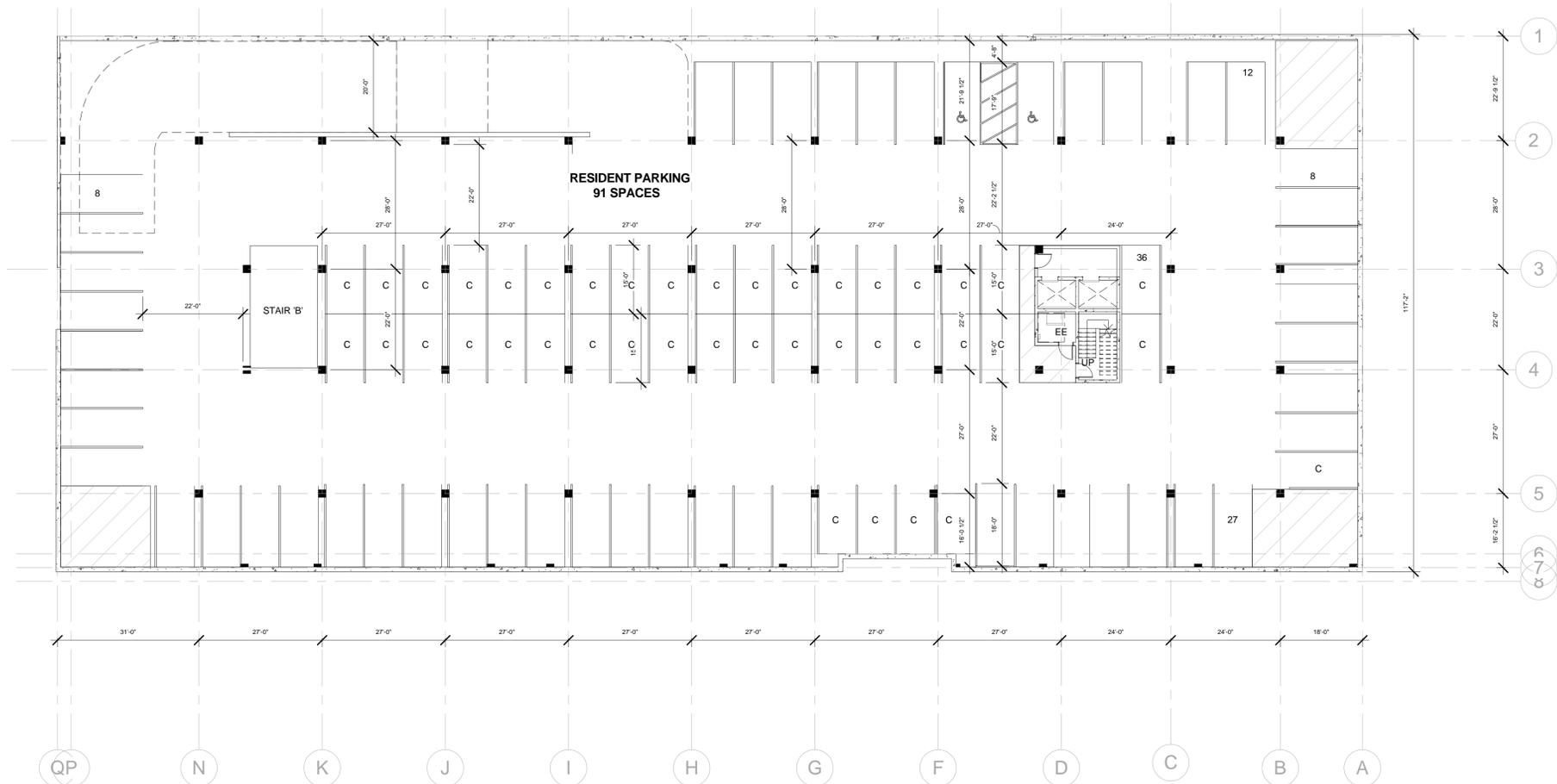
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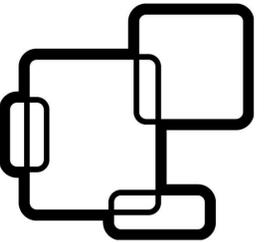
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## GARAGE LEVEL

**A100**



**1 GARAGE LEVEL**  
 1/16" = 1'-0"



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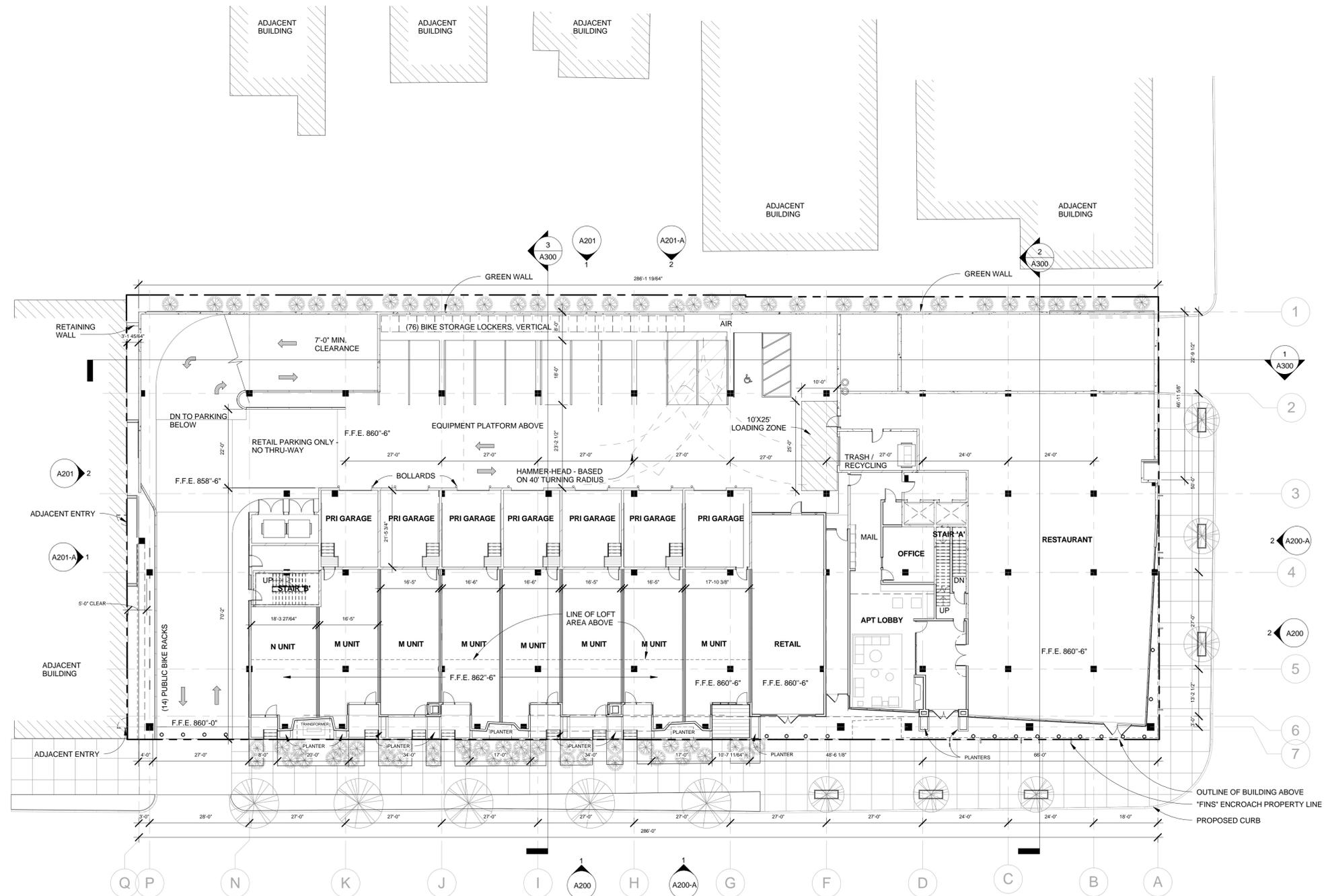
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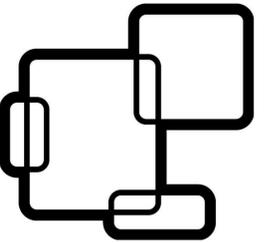
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**FIRST LEVEL**

**A101**



**1 FIRST LEVEL**  
1/16" = 1'-0"



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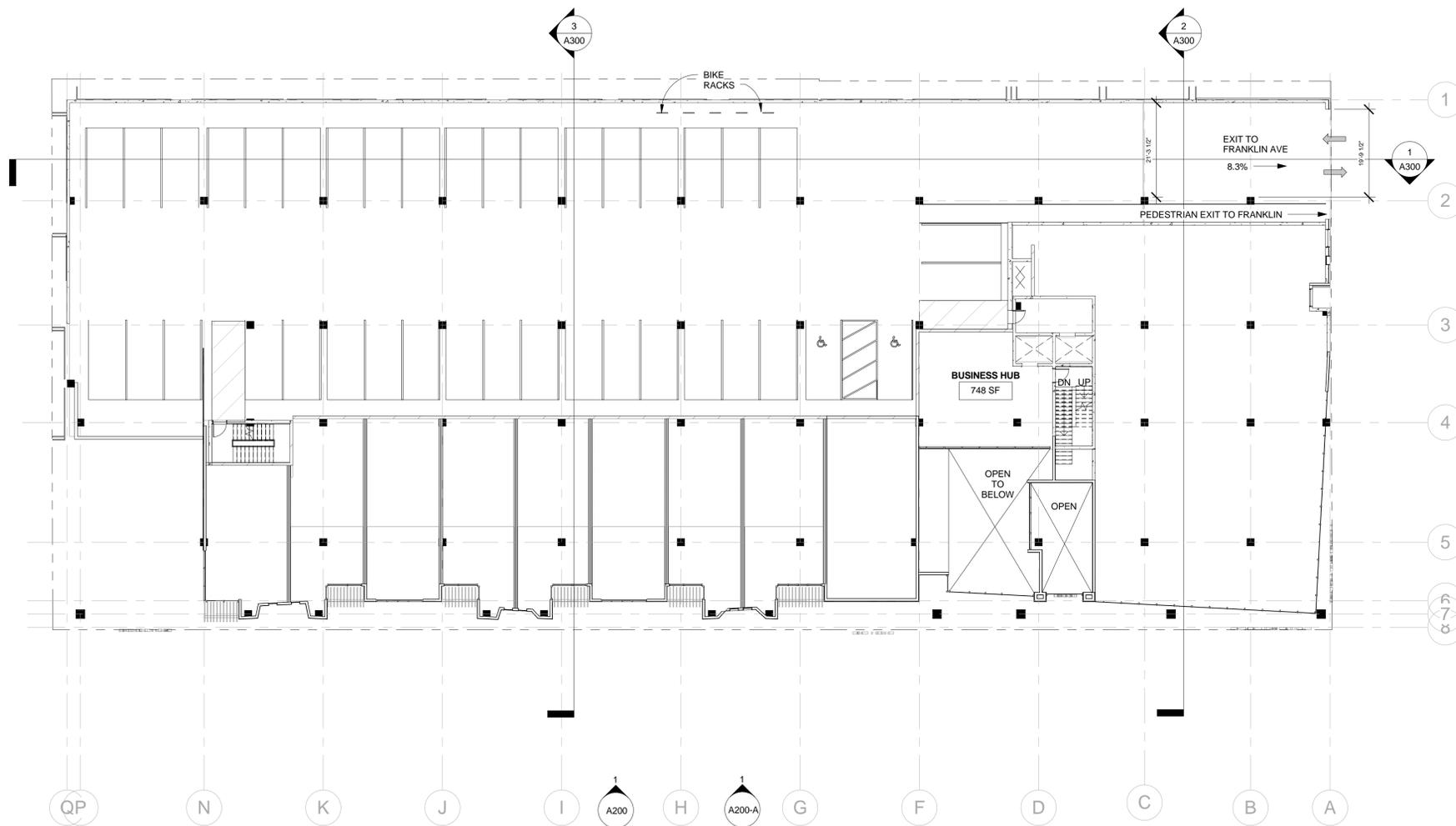
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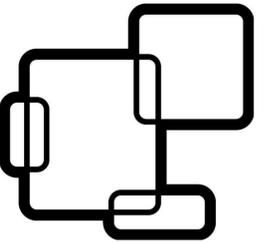
**MID PARKING LEVEL**

**A101A**



**1 MID PKG**  
1/16" = 1'-0"





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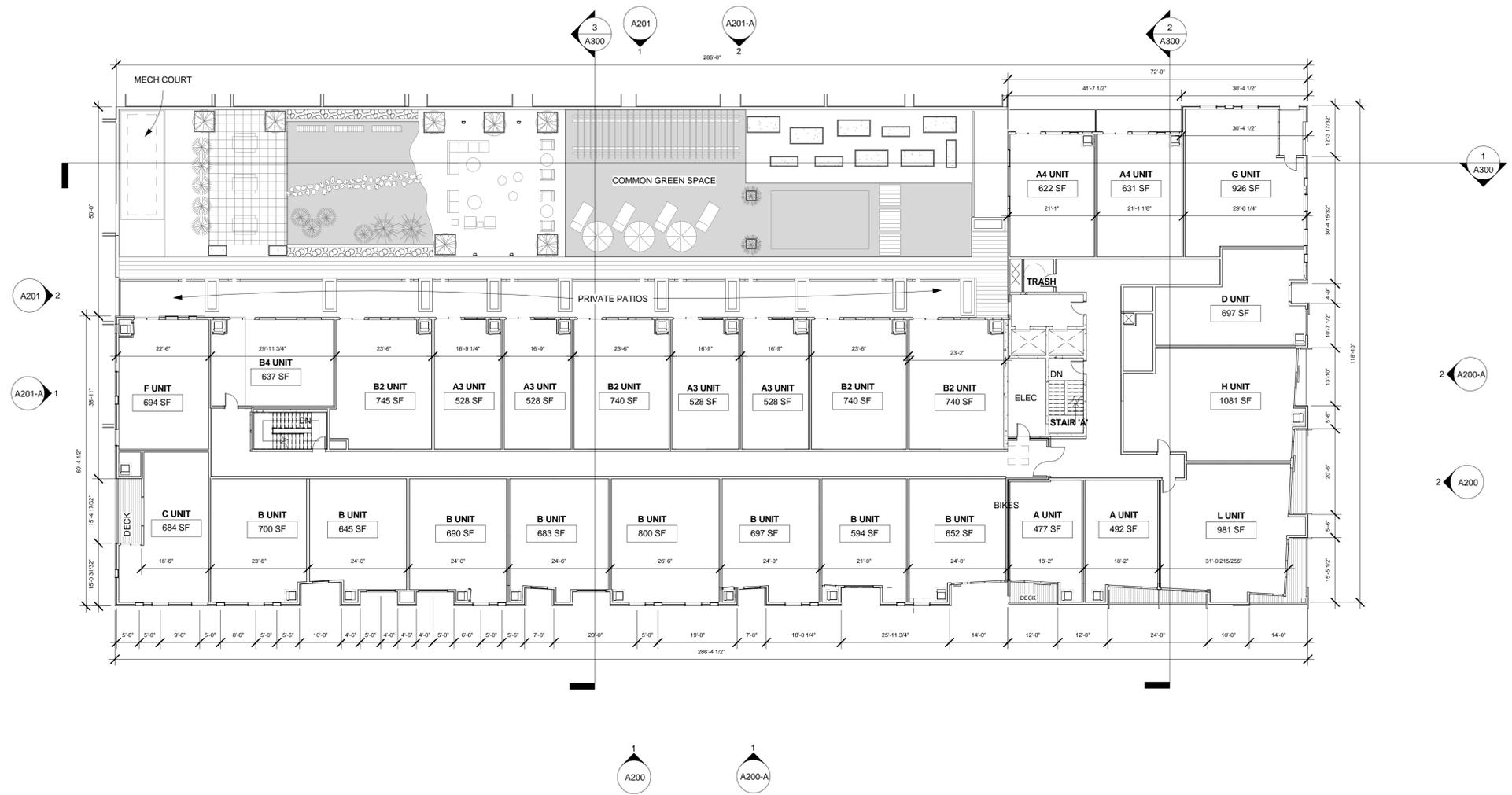
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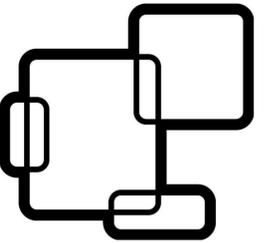
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**SECOND LEVEL**

**A102**



**1 SECOND LEVEL**  
1/16" = 1'-0"



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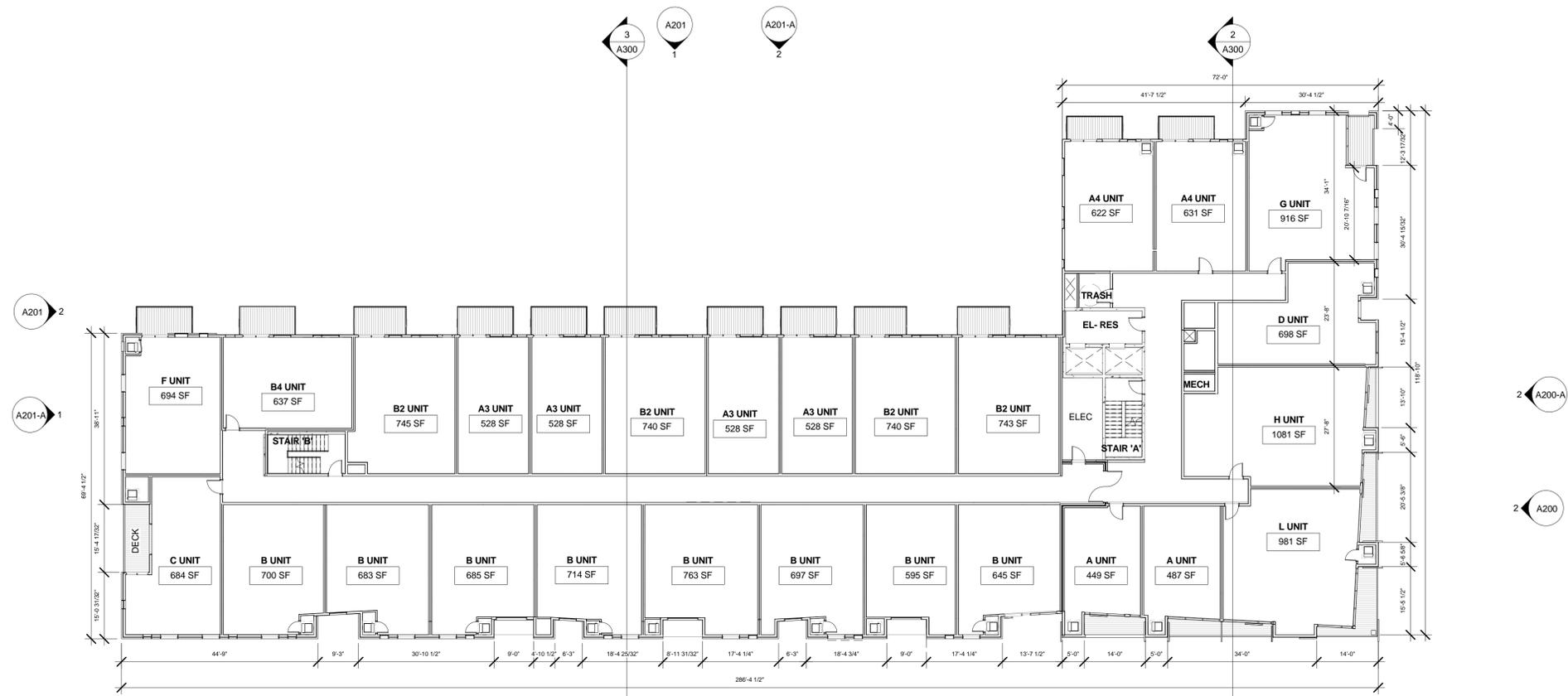
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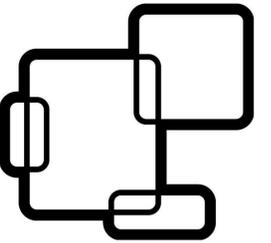
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**THIRD LEVEL**

**A103**



**1 THIRD LEVEL**  
1/16" = 1'-0"



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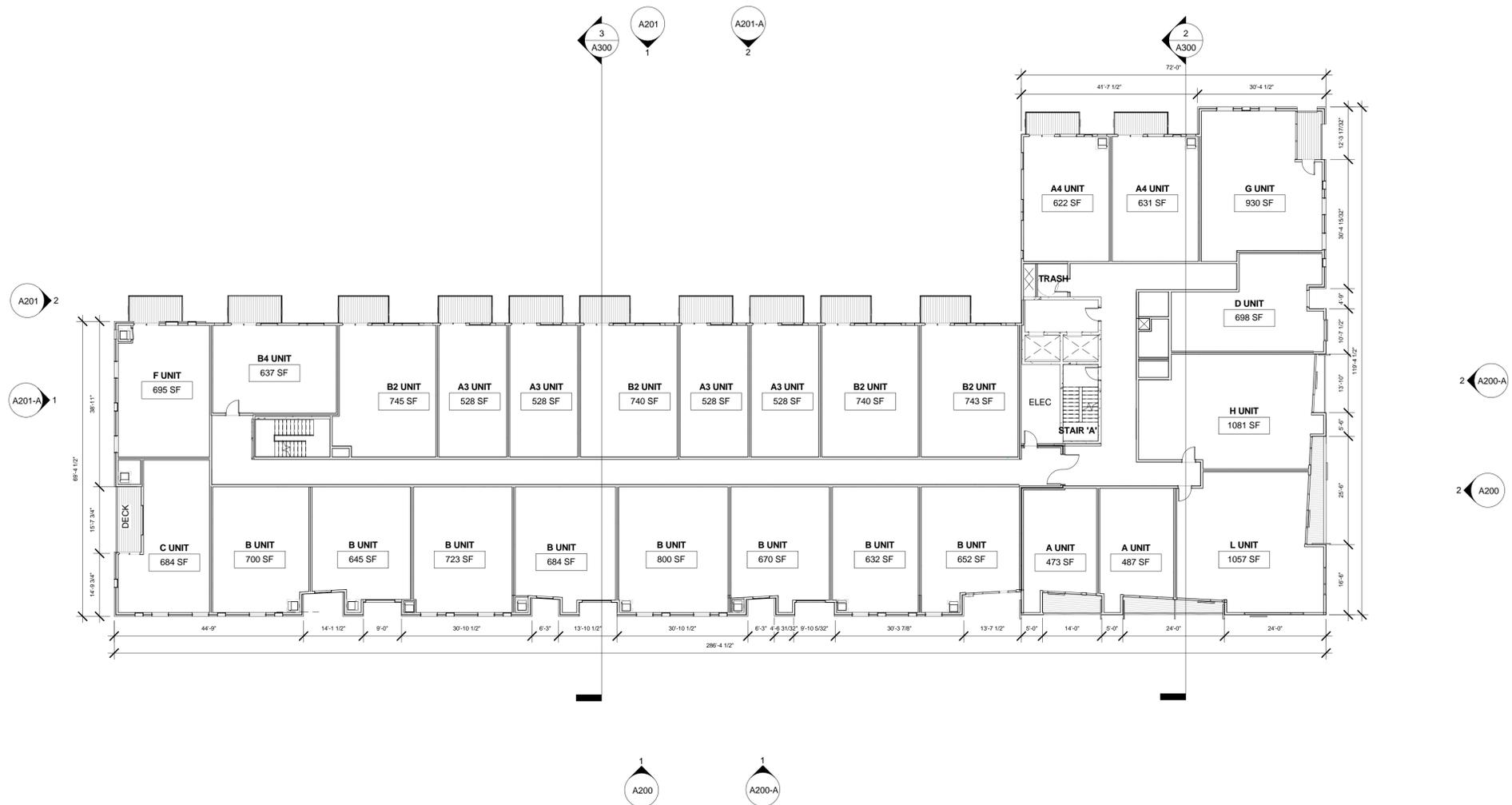
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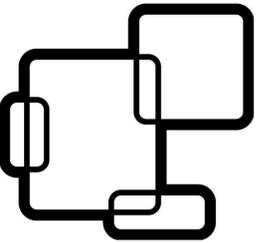
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**FOURTH LEVEL**

**A104**



**1 FOURTH LEVEL**  
1/16" = 1'-0"



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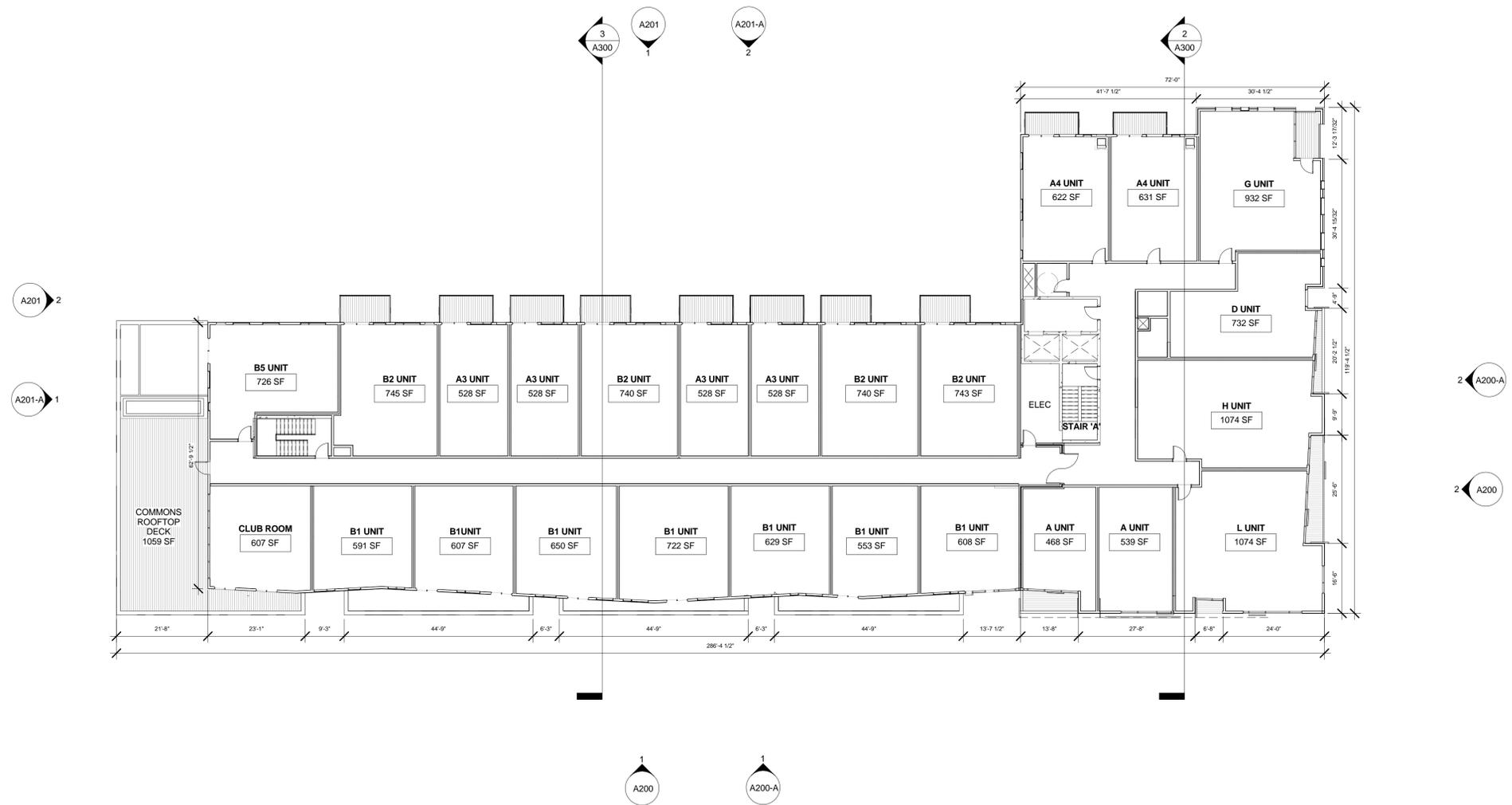
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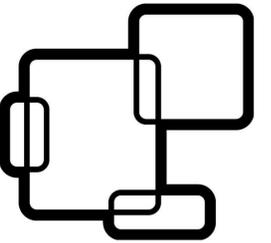
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**FIFTH LEVEL**

**A105**



**1 FIFTH LEVEL**  
1/16" = 1'-0"



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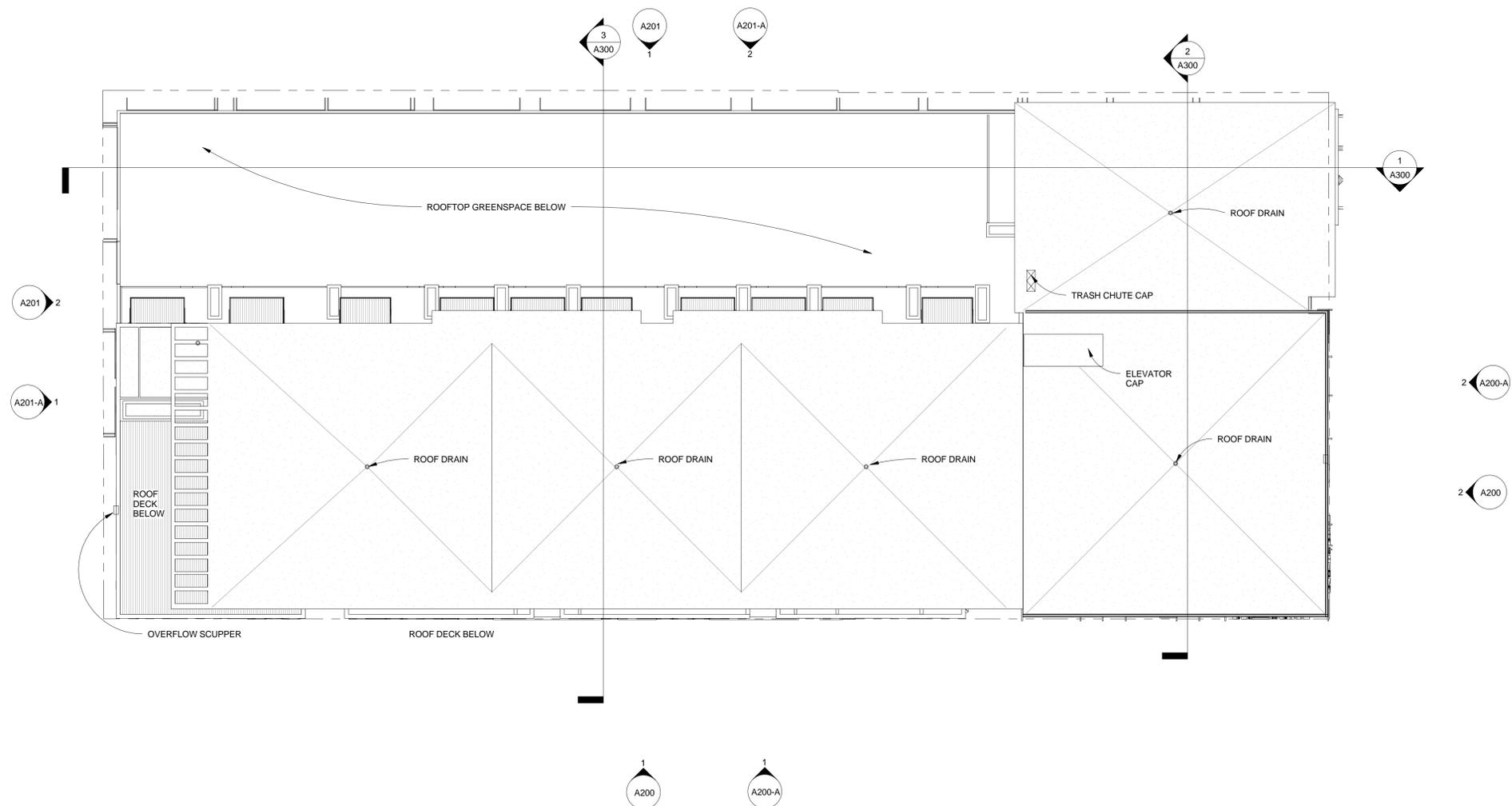
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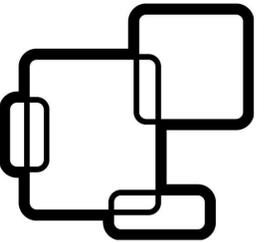
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**ROOF PLAN**

**A106**



**1 ROOF PLAN**  
1/16" = 1'-0"



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**ELEVATIONS**

**A200**

**MATERIALS INDEX**

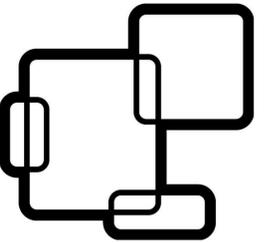
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- 2 PREFINISHED METAL PANEL TYPE 1 - COLOR TBD
- 3 PREFINISHED METAL PANEL TYPE 2 - COLOR TBD
- 4 PREFINISHED METAL PANEL TYPE 3 - COLOR TBD
- 5 SPECIAL METAL WALL PANEL TYPE 4 - COLOR TBD
- 6 STONE PANEL - STOREFRONT BASE
- 7 PRECAST WALL PANEL - COLOR AND TEXTURE TBD
- 8 WRAPPED PRECAST CONCRETE PIER
- 9 PREFINISHED METAL CORNICE/CAP FLASHING - COLOR TO MATCH
- 10 METAL GROWING "MESH"
- 11 PAINTED STEEL SIGNAGE BAND - COLOR TBD
- 12 PREFINISHED METAL MESH "FIN" - COLOR TBD
- 13 PREFINISHED METAL MESH RAILING
- 14 FROSTED GLASS RAILING - COLOR TBD
- 15 ILLUMINATED SIGNAGE - DESIGN TBD
- 16 METAL GUARDRAIL - COLOR TBD
- 17 RESIDENTIAL ALUMINIUM GLAZING SYSTEM WITH METAL INFILL PANEL
- 18 RETAIL/COMMERCIAL/ENTRY ALUMINIUM STOREFRONT SYSTEM
- 19 FIBERGLASS WINDOWS
- 20 CORTEN STEEL LOW WALLS
- 21 PREFAB ALUMINIUM BALCONIES
- 22 ARCHITECTURAL LIGHT SCONCE
- 23 STEEL TRELLIS
- 24 FIBERGLASS PATIO DOORS



**2 NORTH ELEVATION**  
1/16" = 1'-0"



**1 EAST ELEVATION**  
1/16" = 1'-0"



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**ELEVATIONS**

**A201**

**MATERIALS INDEX**

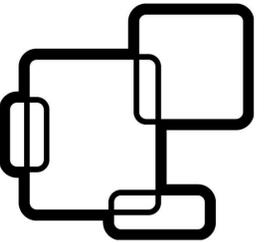
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**2 SOUTH ELEVATION**  
1/16" = 1'-0"



**1 WEST ELEVATION**  
1/16" = 1'-0"



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**COW SUBMISSION SET**

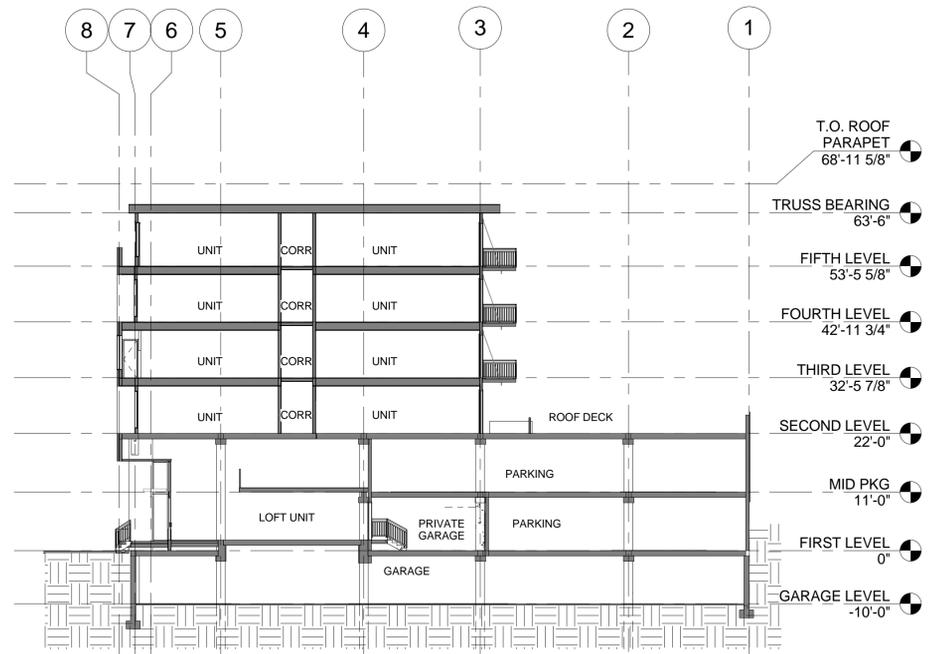
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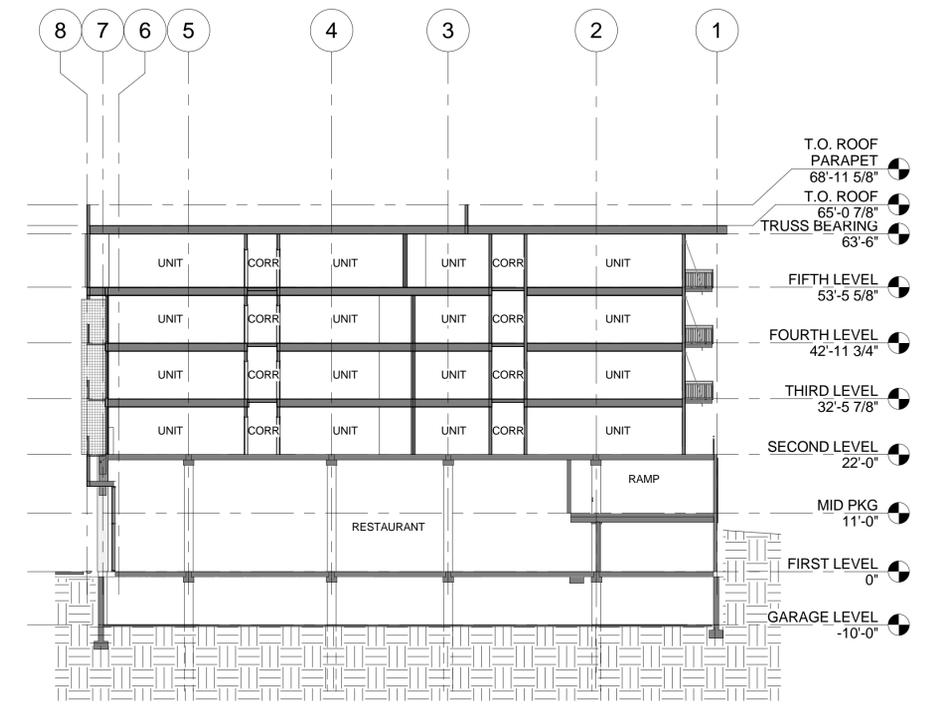
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**BUILDING SECTIONS**

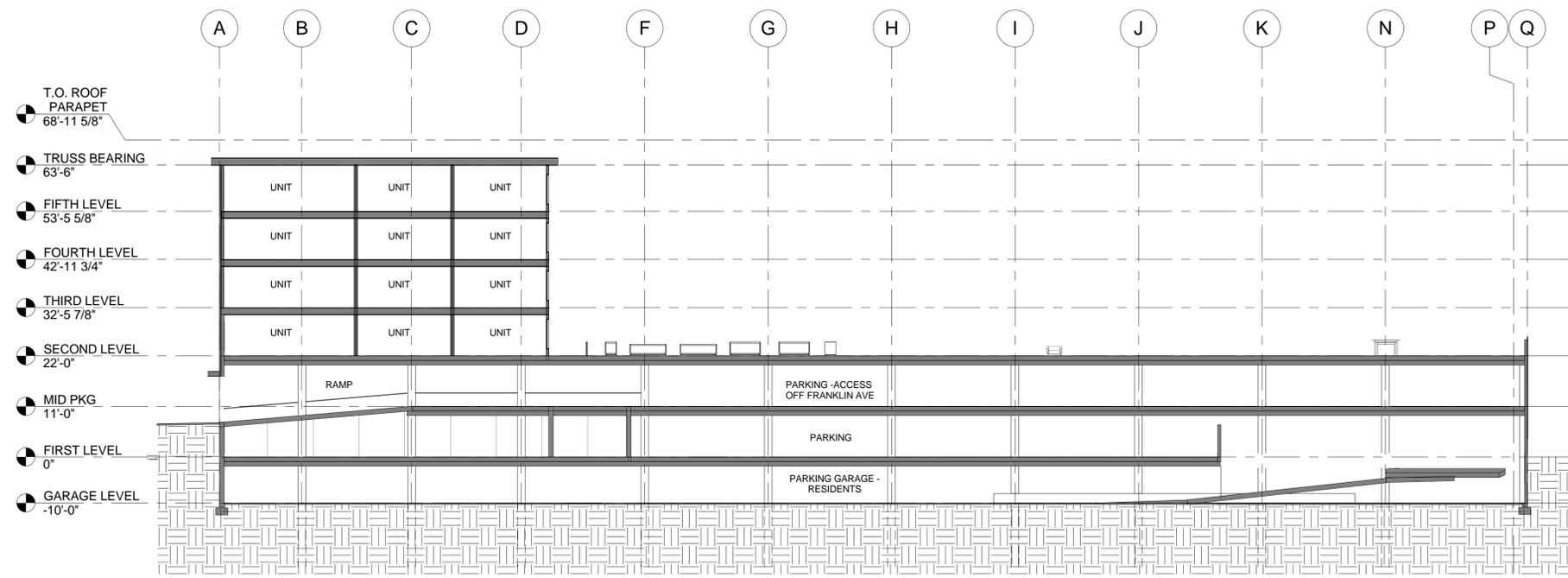
**A300**



**3 SECTION -LOFT UNITS**  
1/16" = 1'-0"

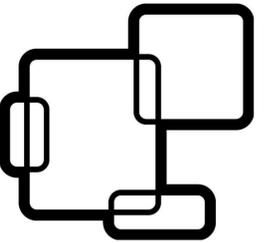


**2 BUILDING SECTION-TRANSVERSE RESTAURANT**  
1/16" = 1'-0"



**1 SECTION-LONGITUDINAL RAMP**  
1/16" = 1'-0"





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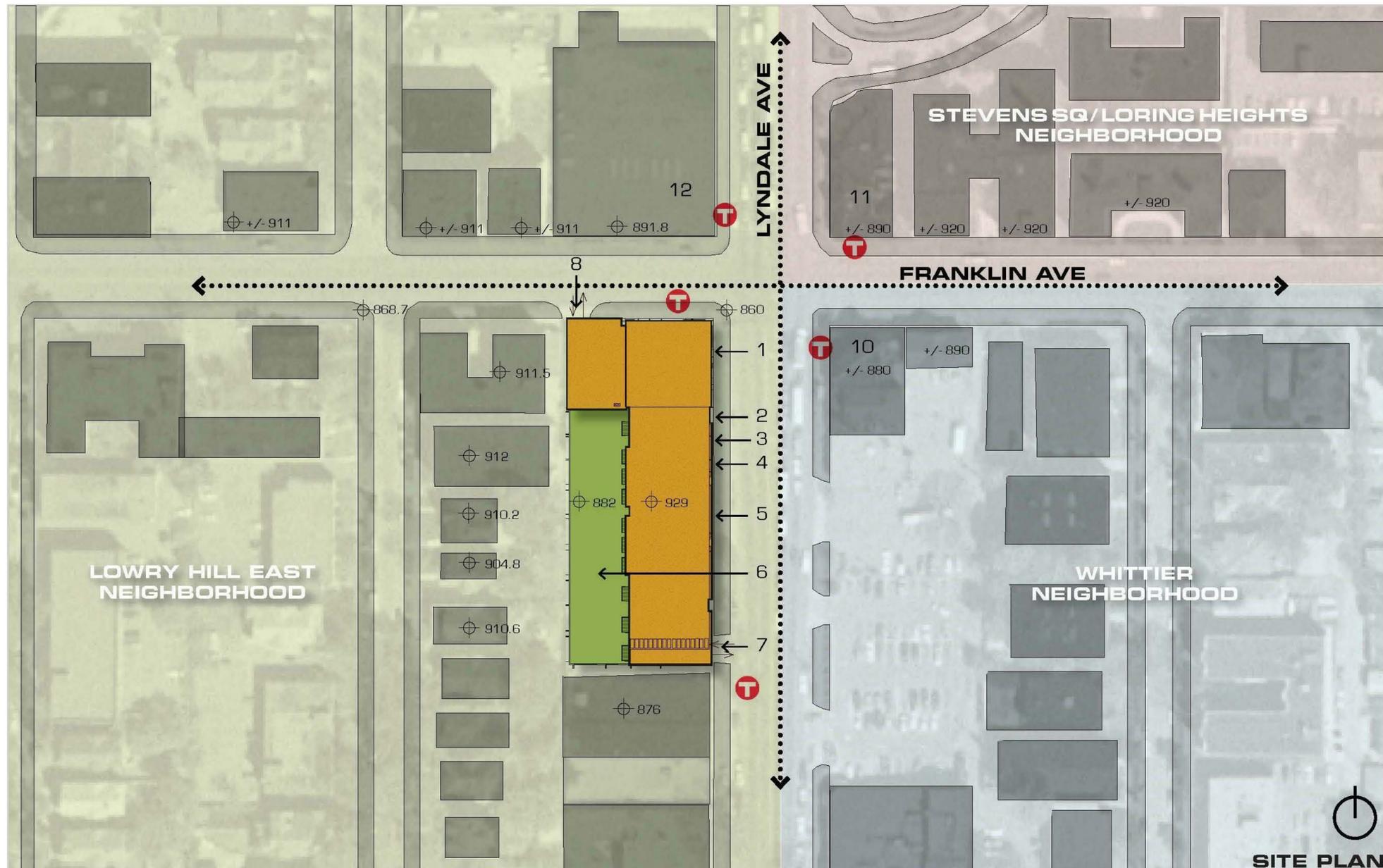
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**CONTEXT SITE PLAN**

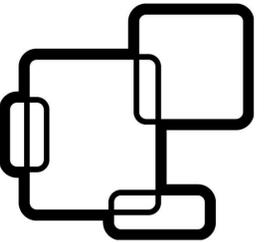
**A000**



**INDEX**

1. RESTAURANT
2. RESIDENTIAL ENTRY
3. APT. LOBBY
4. RETAIL
5. WALK-UP UNITS
6. ROOFTOP GREEN SPACE
7. PARKING ENTRANCE
8. MID-LEVEL PARKING
9. THE WEDGE
10. MOTRIMER'S
11. RUDOLPH'S
12. VISION LOSS CENTER





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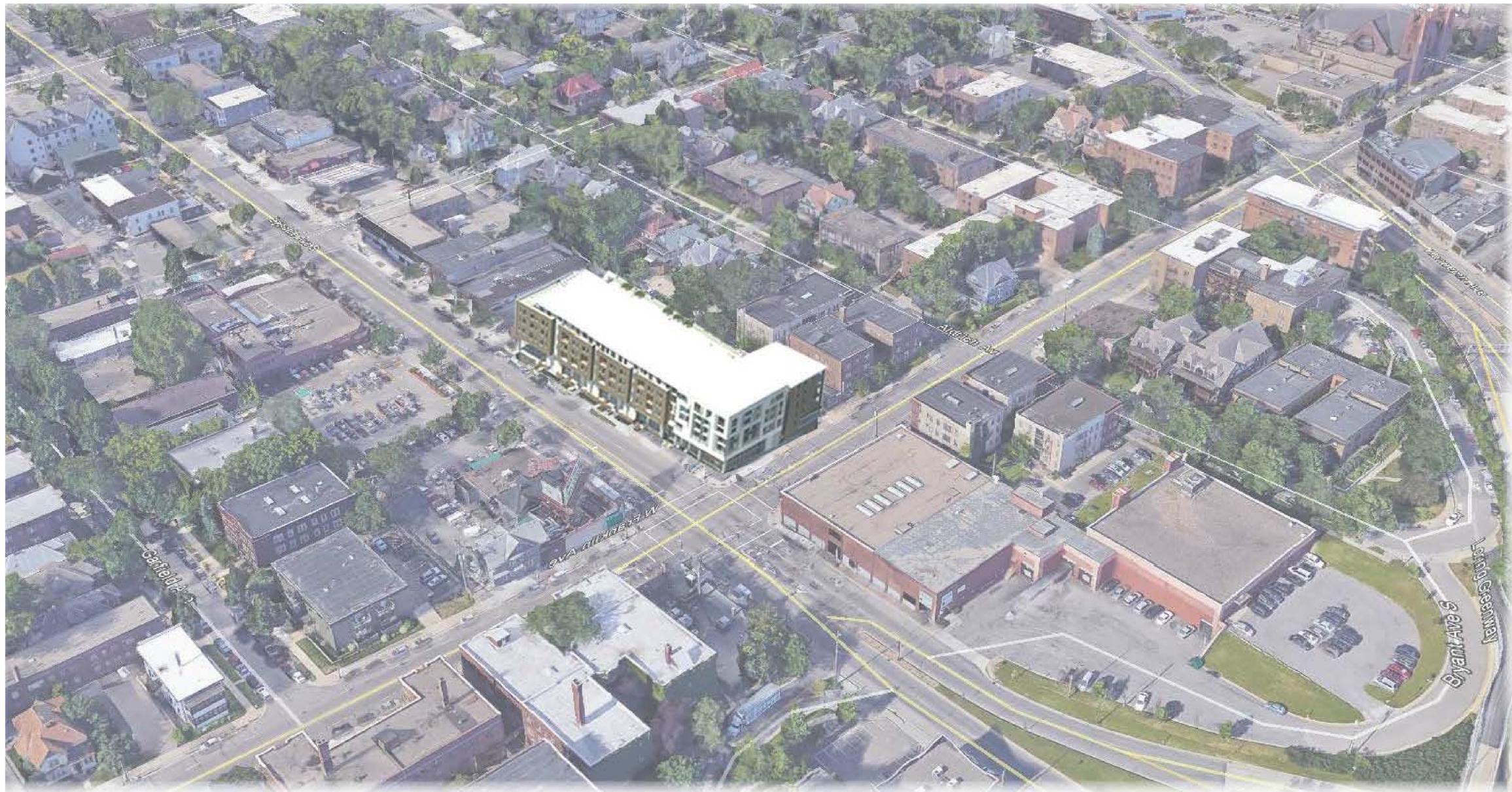
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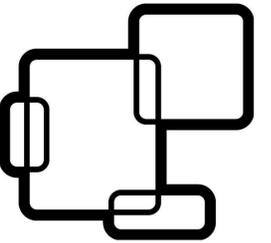
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**AERIAL VIEW**

**A001**



**AERIAL VIEW**



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REAL ESTATE ■ DEVELOPMENT ■ CONSTRUCTION

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**COLORED ELEVATIONS**

**A200-A**

**MATERIALS INDEX**

- 1 FACE BRICK - NORMAN BRICK, COLOR TBD
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**MATERIAL CALCULATION - EAST**

| ORIENTATION | MATERIAL NAME                 | MATERIAL AREA | PERCENT |
|-------------|-------------------------------|---------------|---------|
| EAST        | EXTERIOR - BRICK              | 6426 SF       | 36.1%   |
| EAST        | EXTERIOR - GLASS              | 5734 SF       | 32.2%   |
| EAST        | EXTERIOR - METAL PANEL TYPE 1 | 3210 SF       | 18%     |
| EAST        | EXTERIOR - METAL PANEL TYPE 2 | 310 SF        | 1.7%    |
| EAST        | EXTERIOR - METAL PANEL TYPE 4 | 2134 SF       | 12%     |
| EAST        |                               | 17,814 SF     |         |

**MATERIAL CALCULATION - NORTH**

| ORIENTATION | MATERIAL NAME                 | MATERIAL AREA | PERCENT |
|-------------|-------------------------------|---------------|---------|
| NORTH       | EXTERIOR - BRICK              | 1486 SF       | 24.3%   |
| NORTH       | EXTERIOR - GLASS              | 2354 SF       | 38.2%   |
| NORTH       | EXTERIOR - METAL PANEL TYPE 1 | 376 SF        | 6.1%    |
| NORTH       | EXTERIOR - METAL PANEL TYPE 4 | 1937 SF       | 31.4%   |
| NORTH       |                               | 6153 SF       |         |



**2 NORTH ELEVATION**  
1/16" = 1'-0"



**1 EAST ELEVATION**  
1/16" = 1'-0"



**1 SOUTH ELEVATION**  
1/16" = 1'-0"

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**MATERIAL CALCULATION - WEST**

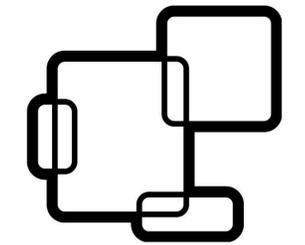
| ORIENTATION | MATERIAL NAME                              | MATERIAL AREA | PERCENT |
|-------------|--|---------------|---------|
| WEST        | EXTERIOR - BRICK                           | 1616 SF       | 11.6%   |
| WEST        | EXTERIOR - GLASS                           | 3976 SF       | 28.6%   |
| WEST        | EXTERIOR - METAL PANEL TYPE 1              | 3384 SF       | 24.3%   |
| WEST        | EXTERIOR - METAL PANEL TYPE 3              | 1898 SF       | 13.6%   |
| WEST        | EXTERIOR - PRECAST WITH METAL GROWING MESH | 3048 SF       | 21.9%   |
| WEST        |  | 13,922 SF     |         |

**MATERIAL CALCULATION - SOUTH**

| ORIENTATION | MATERIAL NAME                 | MATERIAL AREA | PERCENT |
|-------------|-------------------------------|---------------|---------|
| SOUTH       | EXTERIOR - BRICK              | 2261 SF       | 27.7%   |
| SOUTH       | EXTERIOR - GLASS              | 910 SF        | 11.2%   |
| SOUTH       | EXTERIOR - METAL PANEL TYPE 1 | 3026 SF       | 37.1%   |
| SOUTH       | EXTERIOR - METAL PANEL TYPE 2 | 297 SF        | 3.6%    |
| SOUTH       | EXTERIOR - PRECAST            | 580 SF        | 7.1%    |
| SOUTH       | EXTERIOR - METAL GROWING MESH | 1081 SF       | 13.3%   |
| SOUTH       |                               | 8,155 SF      |         |



**2 WEST ELEVATION**  
1/16" = 1'-0"



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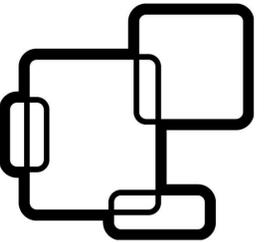
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SHEET TITLE

**COLORED ELEVATIONS**

**A201-A**



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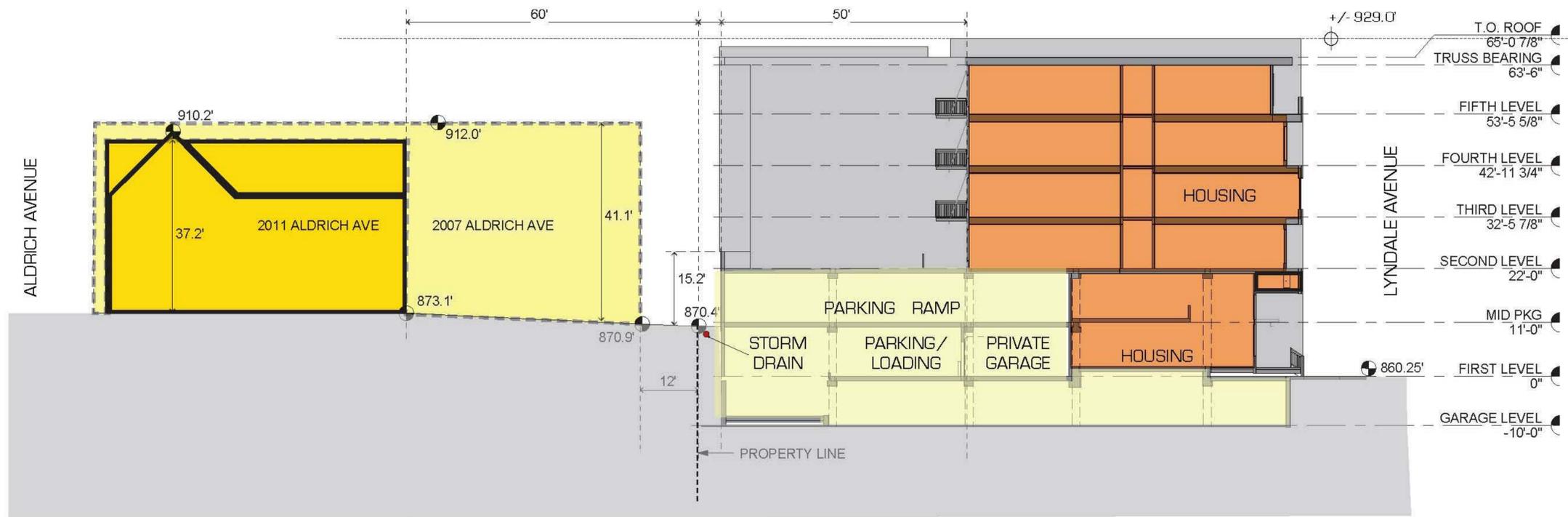
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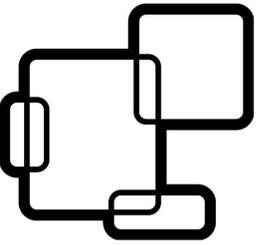
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SHEET TITLE

**SITE SECTION**

**A301**





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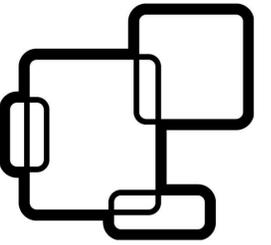
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**PERSPECTIVE**

**A400**



PERSPECTIVE VIEW



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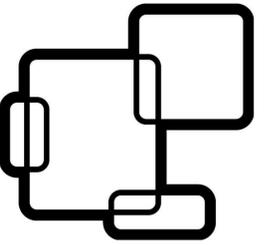
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**PERSPECTIVE**

**A401**



PERSPECTIVE VIEW



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**PERSPECTIVE**

**A402**



PERSPECTIVE VIEW