



Project Summary

This represents the project information, to the best of our knowledge, based on the 11.3.17 Schematic Design Set which was submitted on 11.7.17 to the City of Minneapolis Preliminary Development Review (PDR). The project information is subject to change as the design evolves with feedback from city staff, plan commission, neighborhood, and other stakeholders. While these dates may be a bit fluid, the intended design submittal to the City will be on 11.28.17 for plan commission hearings in January (dates still TBD as they are not yet posted).

Project Metrics

Area	Size / Quantity	Comment
Project Size	341,000 sf	Assumes gross & finished sf
Number of units	329	Includes townhomes & apartments
Car Parking Stalls	340	Includes LL and at grade stalls
Bike Parking Stalls	161	149 in parking garage, 12 outdoor bike racks
Green Space – Public Amenity	11,000 SF	Includes Fjord, Pocket Park, Dog Run
Green Space – Housing Amenity	9,445 SF	South Building Second Floor Deck
Office SF	15,672 SF	Sons of Norway offices, includes mezzanine
Retail SF	6,000	Restaurant envisioned, but use types TBD
Storm water retention capacity	63,000 gallons	Site will treat this volume of storm water

Zoning Request

The plans that have been presented at our last couple of meetings (since 10/5/17) have not significantly changed. Pursuant to the same items discussed at the full ECCO board meeting in October and at our subsequent meetings and open house, we will be asking for an alternative to Zoning Ordinance Standards as part of the Planned Unit Development (PUD). We need to apply for a PUD since our below grade parking area is connecting two building structures. We are also requesting to rezone from R4 to R6 for the South Building. As part of the request, we will be asking for:

- Increase in Building Height. As shown in our last couple of meeting, we are requesting 68 feet for the South building vs allowable height of 56 feet.
- The Pedestrian Oriented Overlay District has specific requirements for setbacks on the north west corner of the site. Due to building design of the round tower, we are requesting more public sidewalk area than is allowed for in the overlay district.
- Reduction of Required Yards (setbacks) of the South Building pursuant to the current plans.
- A variance on maximum lot coverage pursuant to the current plans.