



Project Summary

This represents the project information, to the best of our knowledge, based on the Land Use Submittal which was submitted on 12.15.17 to the City of Minneapolis. The project information is subject to change as the design evolves with feedback from city staff, plan commission, neighborhood, and other stakeholders. Plan commission hearings will sometime in January (dates still TBD as they are not yet posted).

Project Metrics

Area	Size / Quantity	Comment
Project Size	337,000 SF	Assumes gross & finished sf
Number of units	319	Includes townhomes & apartments
Car Parking Stalls	335	Includes LL and at grade stalls
Bike Parking Stalls	183	171 in parking garage, 12 outdoor bike racks
Open Space – Public Amenity	15,800 SF	Includes Fjord, Pocket Park, Dog Run
Open Space – Housing Amenity	7,800 SF	South Building Second Floor Deck
Office SF	16,000 SF	Sons of Norway offices, includes mezzanine
Retail SF	7,000 SF	Restaurant envisioned, but use types TBD
Storm water retention capacity	63,000 gallons	Site will treat this volume of storm water

Key Design Changes

The following are key design changes that have been implemented in response to neighbor feedback including the actions taken by the ECCO Board at their December meeting.

South Building:

- Complete removal of 6th floor.
- Removal of all mansard roof conditions in lieu of a more simple roof line.
- Reduction to 2 or 3 primary materials in each of the 3 building masses.
- North and south masses are mirror images, with slight change in brick color to give an additional bit of depth and change along Holmes.
- Corner bay windows extend to level 4 only. Level 5 includes a chamfered edge balcony to soften the perception of height at the building corners on 31st.
- Light accent color palette provides additional visual softening at the roof line.

North Building:

- We have heard comments that there was “A lot going on”. To that end, we have proposed a reduction in material palette and color. Buildings that flank the round tower have the same white brick and dark metal accents, eliminating 2 materials from the prior design.
- Round tower has also lightened to a combination of buff brick with Kasota stone base. Similar dark metal accents bring a secondary material consistency through the entire building.

Zoning Request

Pursuant to our Land Use Application, 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. More specifically, we are requesting approval conditions of the South building that is 57' 8' to the roof and 59'8" feet to the parapet vs allowable height of 56".
- 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. This is the same request as described since October.
- 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.