



24th St E

1st Ave S

1st Ave S

Stevens Ave



Photos of Existing Homes on 1st Ave S



This house is directly across the street



Site Photos of Existing Homes on the Block

Photos of Existing Homes on 1st Ave S



Site Photos of Existing Homes on the Block

The site is currently a vacant lot

Site Location: 2413 1st Ave S
Photo of Existing Conditions



Option presented last month on May 19, 2020
New 6 Unit Apartment Building with modern aesthetic



In general, the exterior colors and modern style, was not supported by the majority of neighbors. The feedback was to make the building look less modern, make the front porch bigger and look more historic. Use earth tone colors, such as brown. Consider adding a rain garden, organic waste and recycling, There was also a question about using environmentally friendly materials. There was no consensus on the proposed parking, mixed feedback.

UPDATED JUNE 16, 2020
New 6 Unit Apartment Building



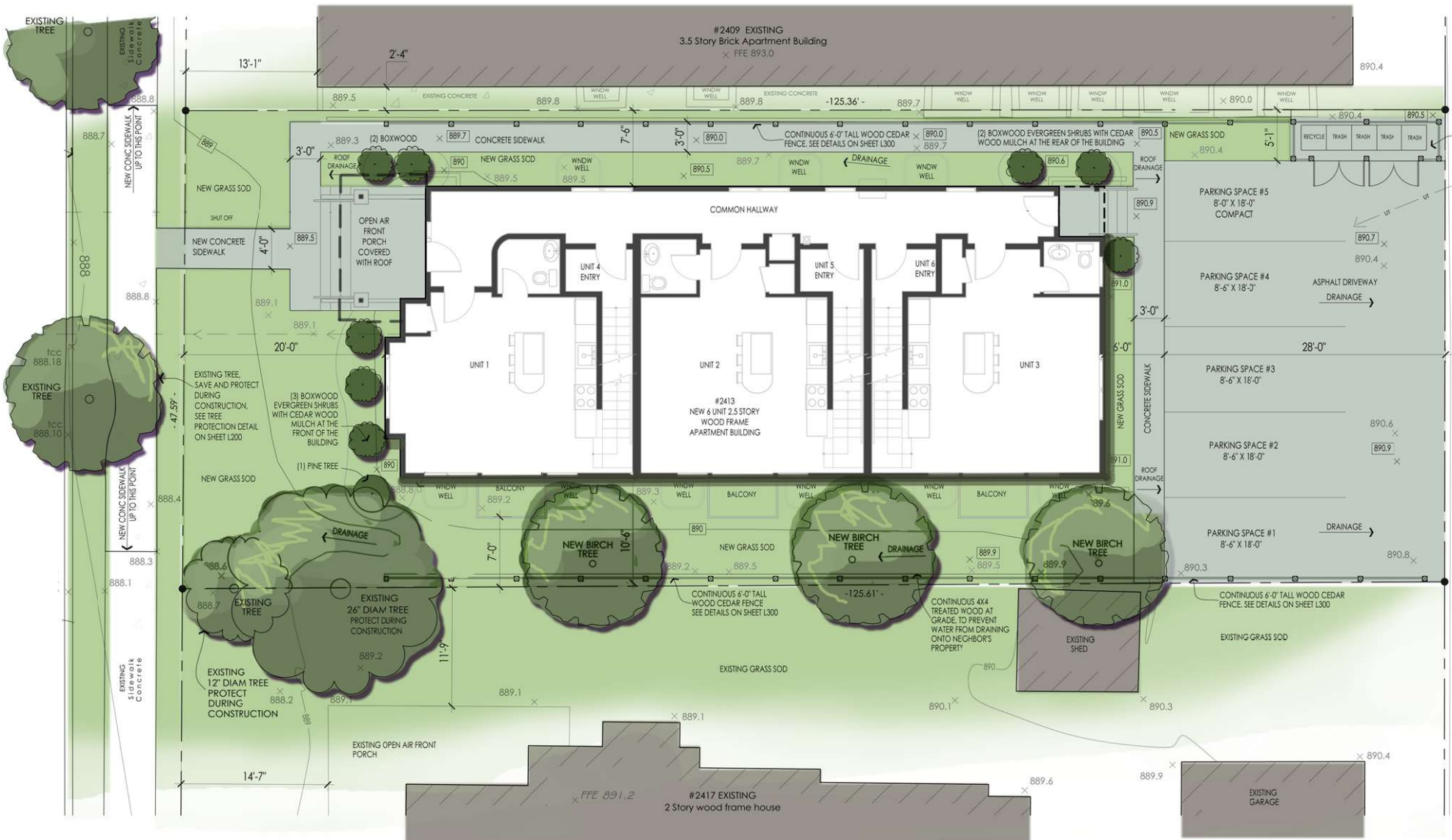
Update building design:

- Larger front porch, earth tone colors, more brown colors.
- Simplified front facade, focus on making the building fit in.
- Exterior materials will be stucco, and LP lap siding.
- Organic waste and recycling will be provided behind the building
- 5 off street surface parking stalls proposed behind the building.

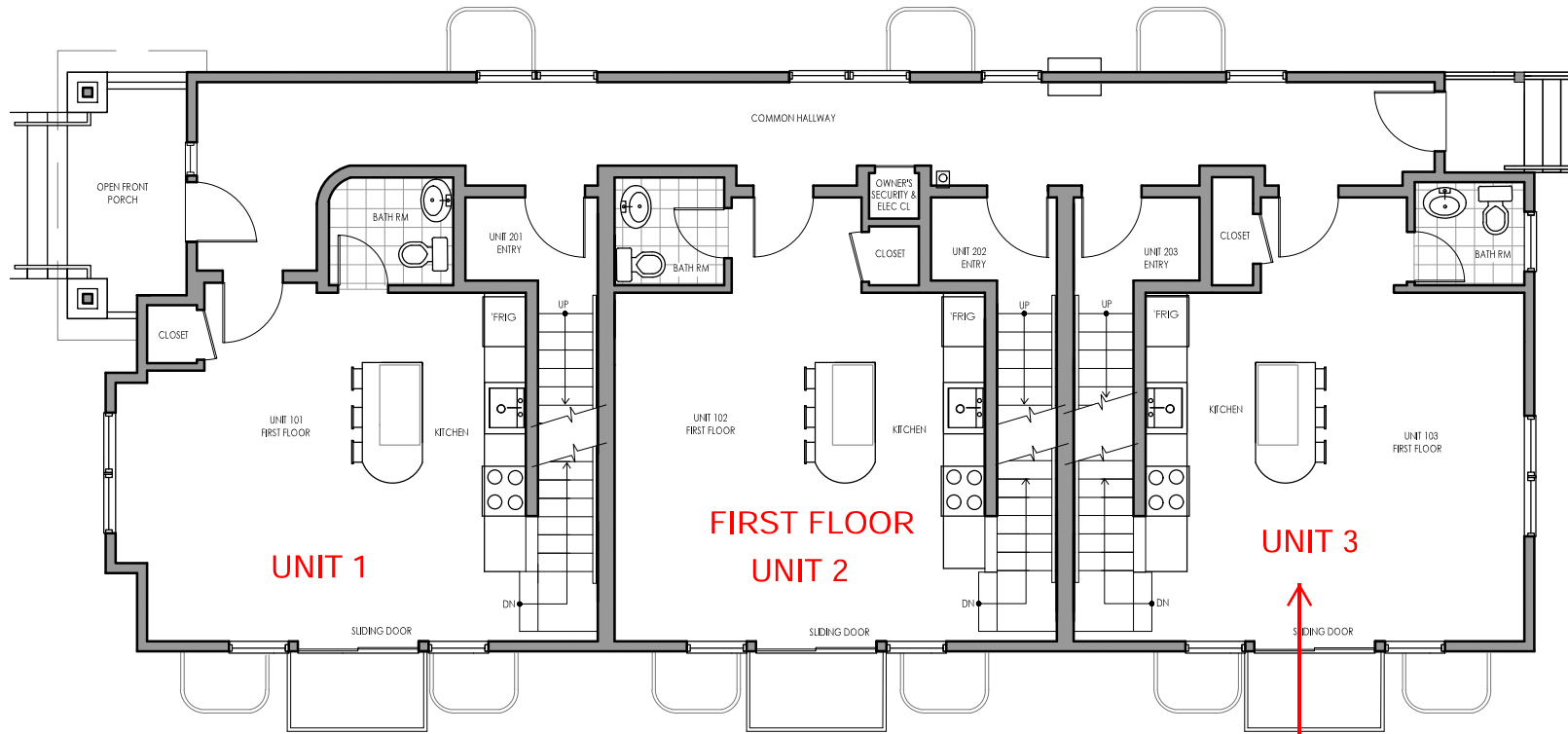


SITE PLAN
 2413 1st Ave S
 Minneapolis, MN
 7,600 sqft Building Area
 2.5 Stories

SITE PLAN DATA:		
LOT SIZE	5,934 sqft	
BUILDING FOOTPRINT	2,000 sqft	
SIDEWALKS	600 sqft	
EGRESS WINDOW WELLS	100 sqft	
DRIVEWAY	1,200 sqft	
TOTAL IMPERVIOUS SURFACE	3,900 sqft	66% OF SITE
GRASS AND LANDSCAPING	2,034 sqft	34% OF SITE



Two Variances on the project:
 1. Variance to build 6 units on the site in compliance with 2040 comp plan.
 2. Variance for turning from the alley into the parking spaces



CITY APPROVAL STAMP

**WELLS & COMPANY
ARCHITECTS**
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PO BOX 8589
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PROJECT TITLE:
NEW 6 UNIT
APARTMENT
BUILDING
2413 1st Ave S
MINNEAPOLIS, MN
55404

SHEET TITLE:

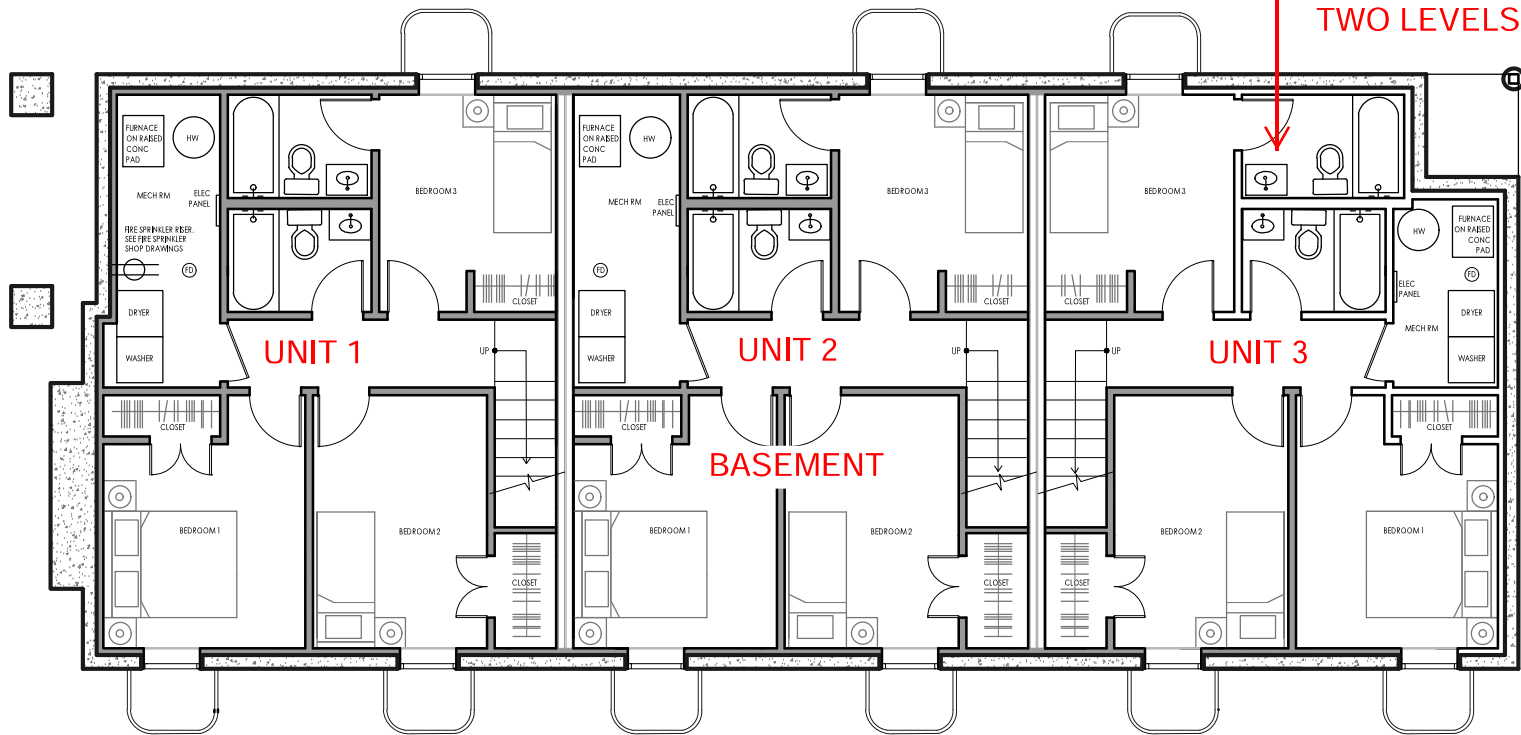
PROJECT # 02-2020
DRAWN BY: WELLS
CHECKED BY: WELLS
ISSUE: DATE:

I hereby certify that this plan specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the law of

the state of: Minnesota
Wells & Company Architects
William M. Wells, Architect
date: 4-25-20 ras, no. 49615

SHEET NO:

A1

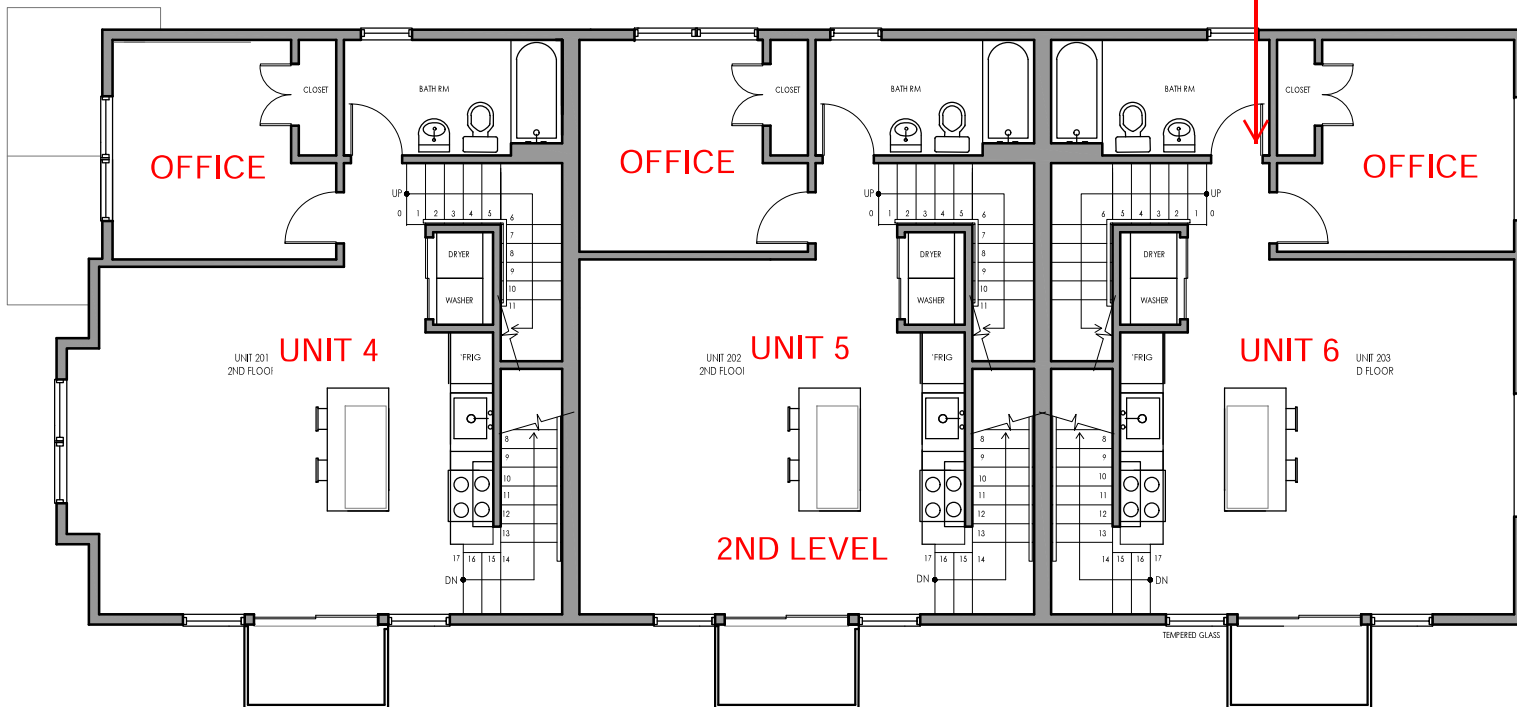
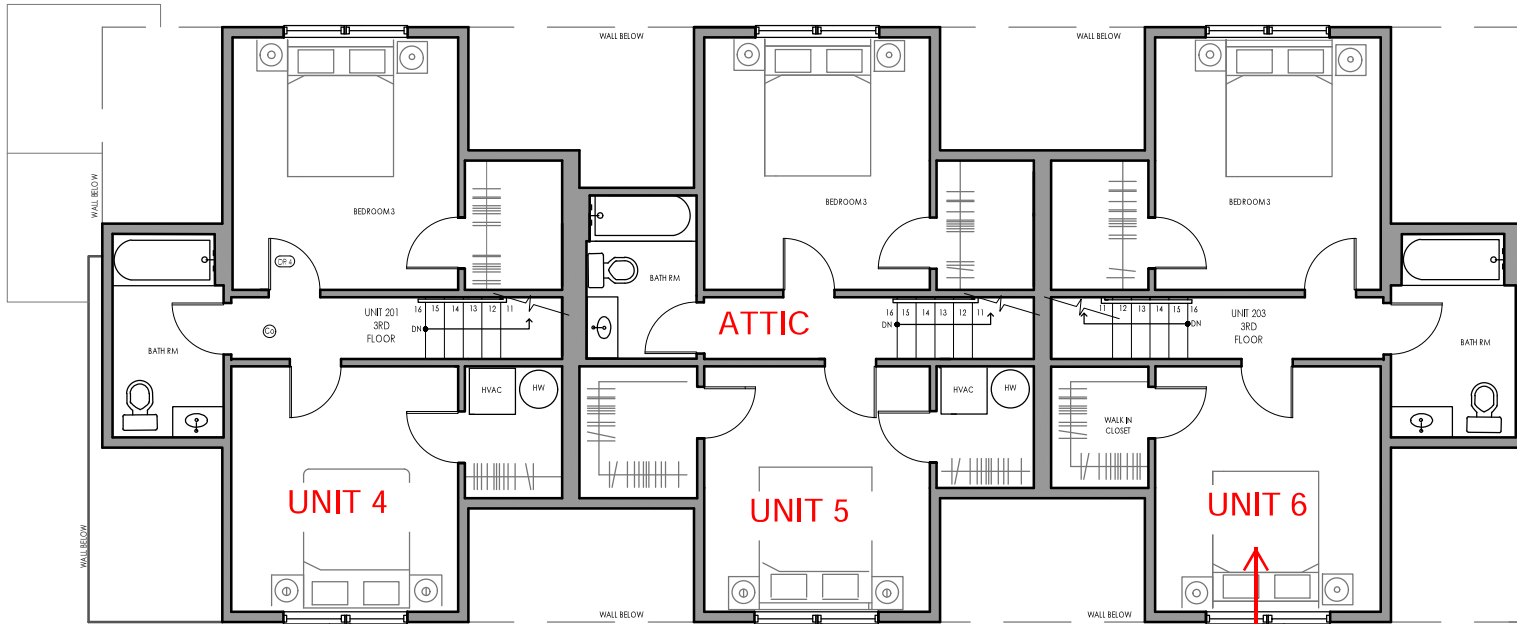


FIRST FLOOR
UNIT 2

UNIT 3

ALL UNITS ARE
TWO LEVELS

BASEMENT



ALL UNITS ARE TWO LEVELS

CITY APPROVAL STAMP

WELLS & COMPANY
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W. Wells
Signature
William M. Wells, Architect

date: 4-25-20 rns, no. 49615

SHEET NO:

A2



Primary Exterior Building Material will be LP Lap Siding

- **Sustainable Sources of Wood Fiber from Fast Growing Aspen Trees**

Choosing to build with LP® SmartSide® products is a great way to conserve natural resources by making responsible use of available wood. Our products begin with wood, a renewable natural resource. All of the forests directly managed by LP in North America are certified to the [Sustainable Forestry Initiative](#) Standard. Sustainable forests are utilized in a way that maintains wildlife habitat and water quality, and conserves the soil. We encourage the same practices for forests where we source wood but don't own or manage the land.

- **Efficient Manufacturing and Local Manufacturing made in MN**

- **Material is wood and wood is Recyclable**

- **Hail Resistant and difficult to damage reducing waste**

- **LP Participates in a FSC - Forest Stewardship Council**

The Forest Stewardship Council is an international non-profit, multistakeholder organization established in 1993 that claims to promote responsible management of the world's forests

for more info visit:

<https://lpcorp.com/blog/lp-and-environmental-responsibility>