

MEMORANDUM

To: City Planning Commission, Committee of the Whole
Prepared By: Peter Crandall, Senior City Planner, (612) 673-2247
Date: August 22nd, 2019
Subject: Lake Street Dwelling; 510 W Lake Street, 2948 Harriet Avenue S, & 2946 Harriet Ave S

SITE DATA

Existing Zoning	C2 District Pedestrian Oriented Overlay District
Lot Area	22,323 square feet / .51 acres
Ward(s)	10
Neighborhood(s)	Whittier; adjacent to Lyndale
Designated Future Land Use	Mixed Use
Land Use Features	Commercial Corridor (W Lake Street)
Small Area Plan(s)	<u>LynLake Small Area Plan (2009)</u>

SITE DESCRIPTION

The site currently contains an auto repair and retail shop. It is zoned for the C2 commercial district with the Pedestrian Oriented Overlay. The site has frontage along W Lake Street, a Commercial Corridor, and Harriet Avenue S.

PROJECT DESCRIPTION

The applicant is proposing to demolish the existing buildings on site and construct a new six-story mixed use structure with 111 dwelling units and approximately 1,000 square feet of retail space. The project would incorporate structured parking on two levels, one underground and one at grade, for a total of 56 vehicle parking spaces. Parking access would be accessed off the alley and via a curb cut on Harriet Avenue S.

The proposal includes 3 walk-up units on Harriet Avenue S as well as several residential amenity spaces along the W Lake Street elevation. The proposed retail space is located at the southwest corner of the structure facing Lake Street W, adjacent to the alley. Primary exterior materials for the project include brick, metal panel, and fiber cement panel.

APPLICATIONS

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

1. Rezoning from C2 to C3A

2. Conditional Use Permit to increase the maximum building height from 4 stories, 56 feet to 6 stories, 75 feet
3. Variance to increase the maximum FAR from 4.05 to 4.48
4. Site Plan Review

Additional applications may be required, depending on the plans that the applicant formally submits. Based on materials submitted by the applicant the project would be subject to the city’s inclusionary zoning ordinance.

APPLICABLE POLICIES

The site is designated at *Mixed Use* in the *Minneapolis Plan for Sustainable Growth*. Additionally, the plan is sited on a Commercial Corridor (W Lake Street). The following Comprehensive Plan policies are relevant to the proposed project:

Land Use 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 within a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

- 1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

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.

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

- 4.2.1 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.

The project is under the guidance of the *Lyn-Lake Small Area Plan* adopted by the Minneapolis City Council in 2009. The plan’s future land use map calls for mixed-uses along W Lake Street and high-density housing on parcels to the north of the corridor and south of the Midtown Greenway.

Minneapolis 2040

Minneapolis 2040 designates the site as *Community Mixed Use* on the future land use map. The plan states that in this designation;

“Large-scale mixed use development is encouraged throughout these areas, with commercial uses fronting on major streets... Active uses that are accessible to the general public such as office, food service, retail, or medical establishments are required at the street level; therefore single-use residential development is not permitted.”

The built form guidance for the site is *Corridor 6*.

FEEDBACK REQUESTED

1. Feedback is requested on the overall height and massing, especially as they relate to the FAR variance request.
2. Feedback is requested on the amount of commercial space proposed as well as the most appropriate location for commercial space on the site. The project is currently not qualifying for the mixed-use FAR bonus, something we would typically require on a site like this with a requested FAR variance.

MEMORANDUM

To: City Planning Commission, Committee of the Whole
Prepared By: Peter Crandall, Senior City Planner, (612) 673-2247
Date: August 22nd, 2019
Subject: Lake Street Dwelling; 514 & 516 W Lake Street, 2957 Garfield Ave S

SITE DATA

Existing Zoning	C2 District Pedestrian Oriented Overlay District
Lot Area	16,653 square feet / .38 acres
Ward(s)	10
Neighborhood(s)	Whittier; adjacent to Lyndale
Designated Future Land Use	Mixed Use
Land Use Features	Commercial Corridor (W Lake Street)
Small Area Plan(s)	<u>LynLake Small Area Plan (2009)</u>

SITE DESCRIPTION

One of the sites is currently vacant, and the other two contain a vehicle towing lot. The sites have frontage on W Lake Street (Commercial Corridor) and Garfield Avenue S. All sites are currently zoned for the C2 Commercial District with Pedestrian Oriented Overlay District.

PROJECT DESCRIPTION

The applicant is proposing a new seven story mixed use building with 92 dwelling units, approximately 2,600 square feet of retail space, and 44 structured parking stalls. The parking would be located in one level of underground parking and one level at grade. Access to the underground level would be via a curb cut on Garfield Avenue S while the at grade parking would be accessed via the alley.

The applicant is proposing three separate retail spaces, one along W Lake Street adjacent to the alley and two along Garfield Avenue S. The remainder of the ground floor frontage would be taken up by residential amenity space.

APPLICATIONS

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

1. Rezoning from C2 to C3A
2. Conditional Use Permit to increase the maximum height from 4 stories, 56 feet to 7 stories, 80 feet.
3. Variance to increase the maximum FAR from 3.375 to 5.24.

4. Variance to the Hennepin/Lyndal/Lake Street Pedestrian Oriented Overlay District to allow a principal entrance further than 25 feet from the corner.
5. Site Plan Review

Additional applications may be required, depending on the plans that the applicant formally submits. Based on the materials provided, the project would be subject to the city's Inclusionary Zoning requirements.

APPLICABLE POLICIES

The site is designated as *Mixed Use* in the *Minneapolis Plan for Sustainable Growth*. Additionally, the plan is sited on a Commercial Corridor (W Lake Street). The following Comprehensive Plan policies are relevant to the proposed project:

Land Use 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 within a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

- 1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

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.

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

- 5.2.1 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.

The project is under the guidance of the *Lyn-Lake Small Area Plan* adopted by the Minneapolis City Council in 2009. The plan's future land use map calls for mixed-uses along W Lake Street and high-density housing on parcels to the north of the corridor and south of the Midtown Greenway.

Minneapolis 2040

Minneapolis 2040 designates the site as *Community Mixed Use* on the future land use map. The plan states that in this designation;

"Large-scale mixed use development is encouraged throughout these areas, with commercial uses fronting on major streets... Active uses that are accessible to the general public such as office, food service, retail, or medical establishments are required at the street level; therefore single-use residential development is not permitted."

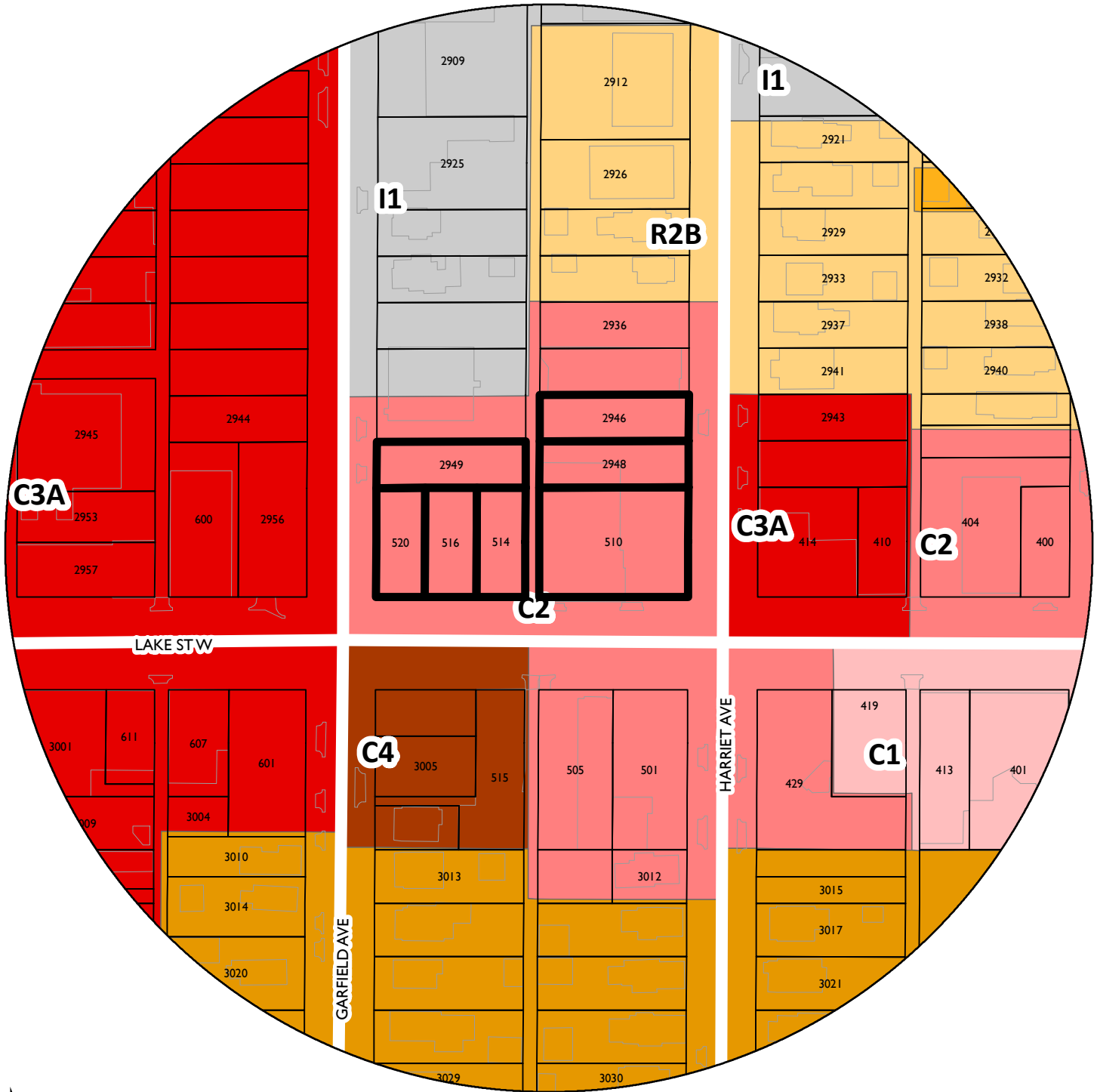
The built form guidance for the site is *Corridor 6*.

FEEDBACK REQUESTED

1. Feedback is requested on the overall height and massing, especially as they relate to the FAR variance request.
2. Feedback is requested on the amount of commercial space proposed as well as the most appropriate location for commercial space on the site.
3. Feedback is requested on the location of the principal entrance. The Hennepin/Lyndale/Lake PO district requires that principal entrances be located no farther than 25 feet from the corner.

NAME OF APPLICANT

WARD

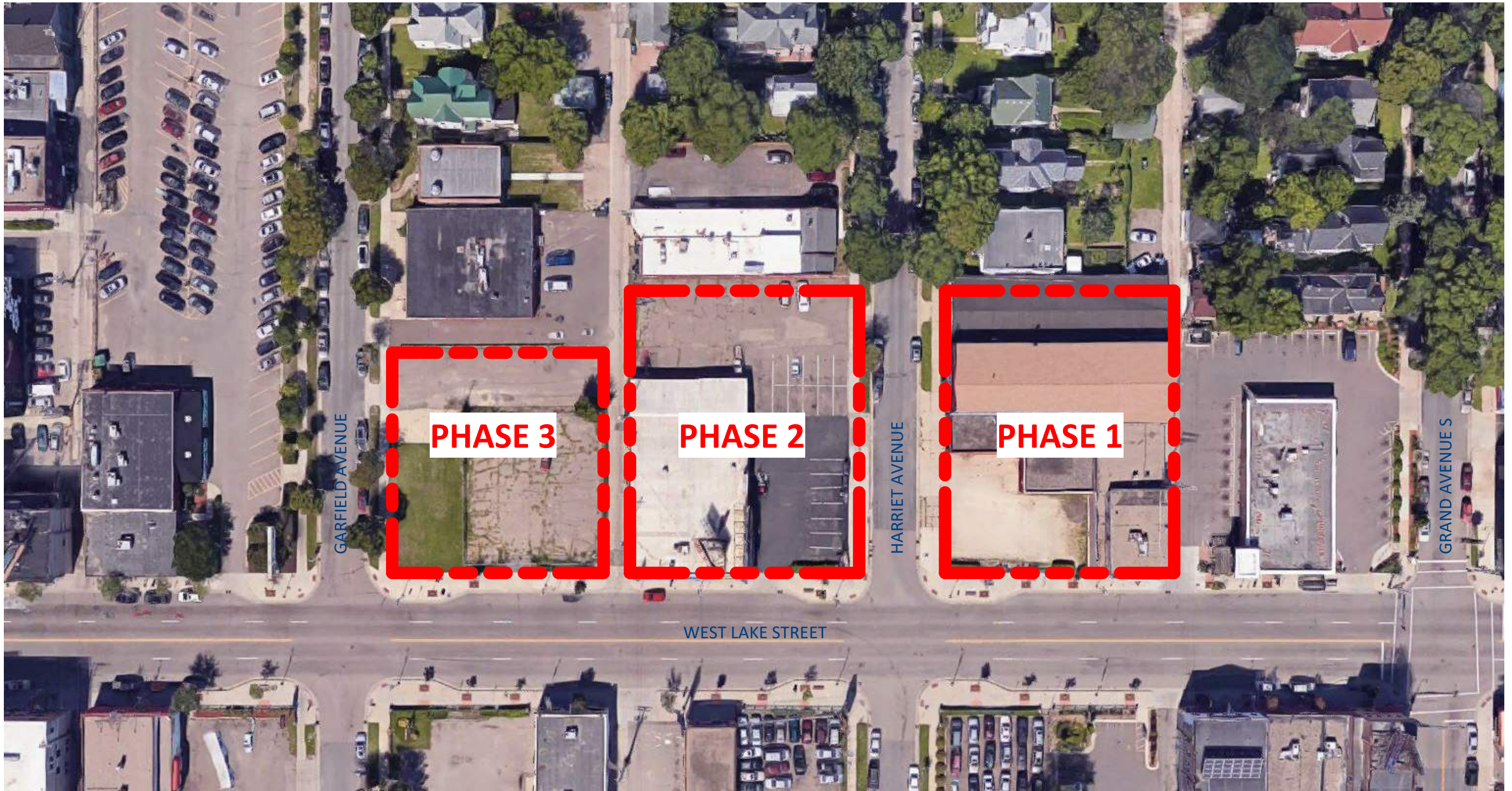


PROPERTY ADDRESS

510-520 W Lake Street; 2946-2948 Harriet Ave S; 2949 Garfield Ave S

FILE NUMBER

PLANXXXX



PHASE 3

PHASE 2

PHASE 1

GARFIELD AVENUE

HARRIET AVENUE

GRAND AVENUE S

WEST LAKE STREET

08.08.2019



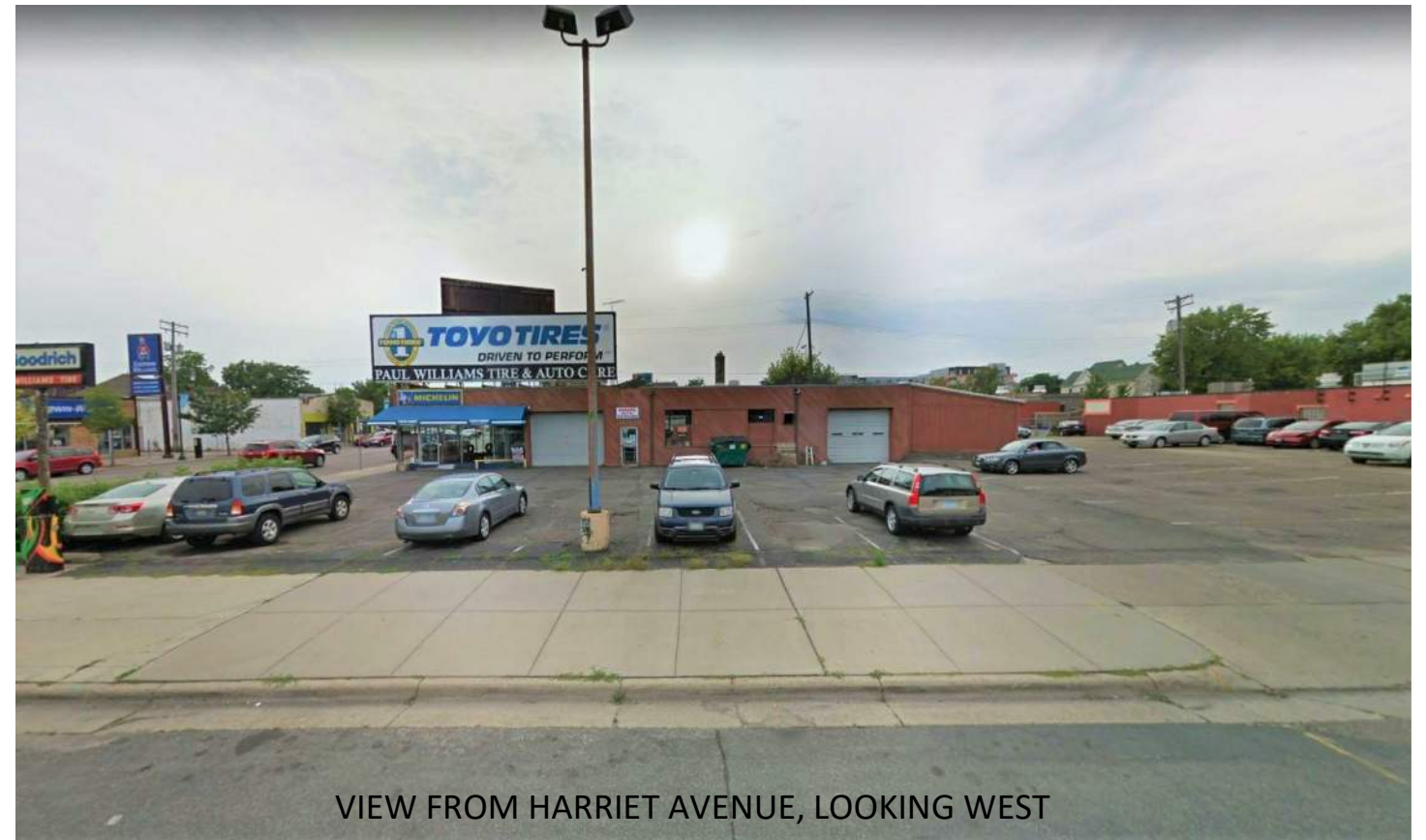
Lake Street Dwelling - Phases 2 and 3
Minneapolis, MN



CONTEXT MAP
1



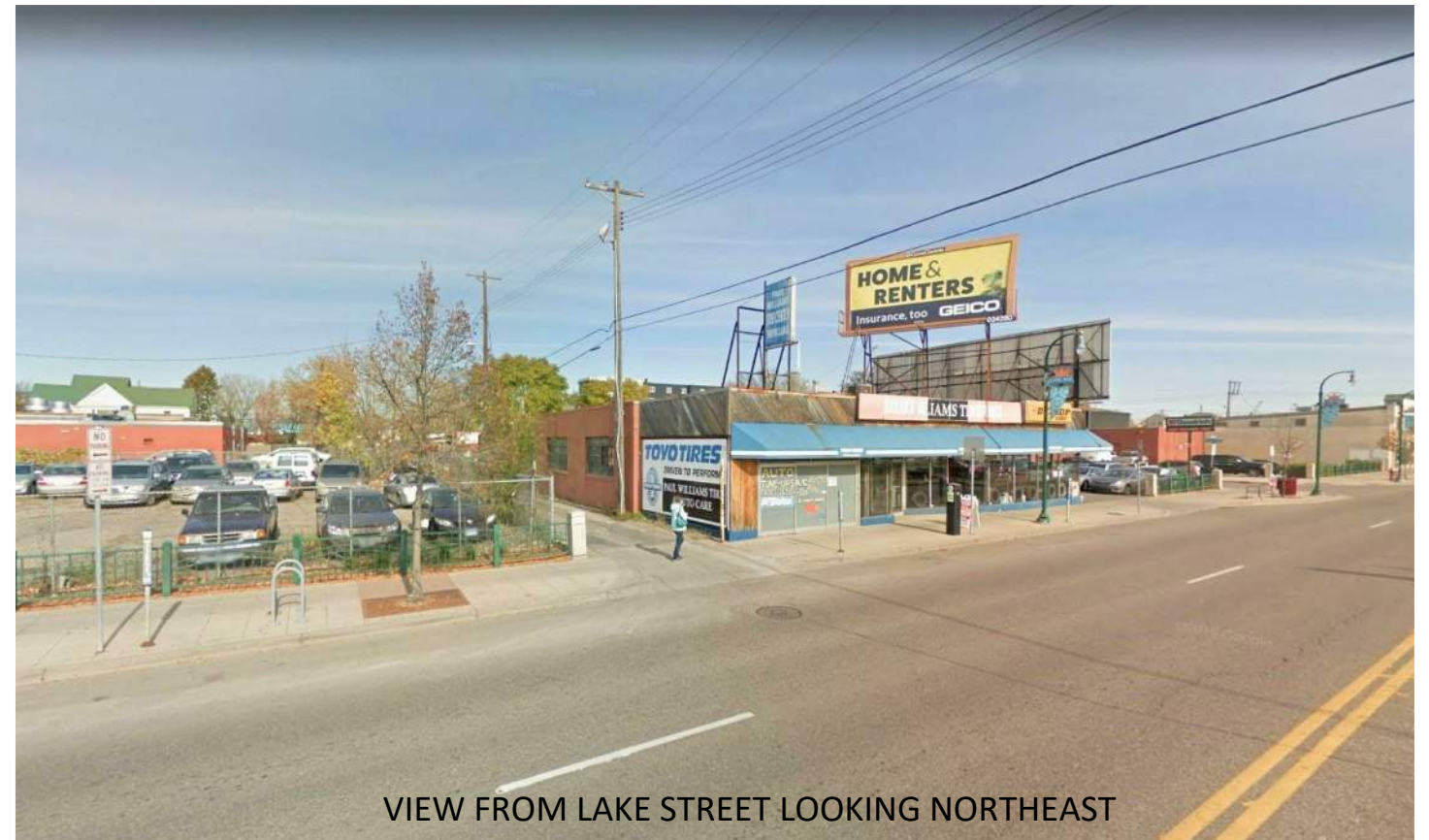
VIEW FROM HARRIET AVENUE, LOOKING SOUTHWEST



VIEW FROM HARRIET AVENUE, LOOKING WEST



VIEW FROM LAKE STREET & HARRIET AVENUE, LOOKING NORTHWEST



VIEW FROM LAKE STREET LOOKING NORTHEAST

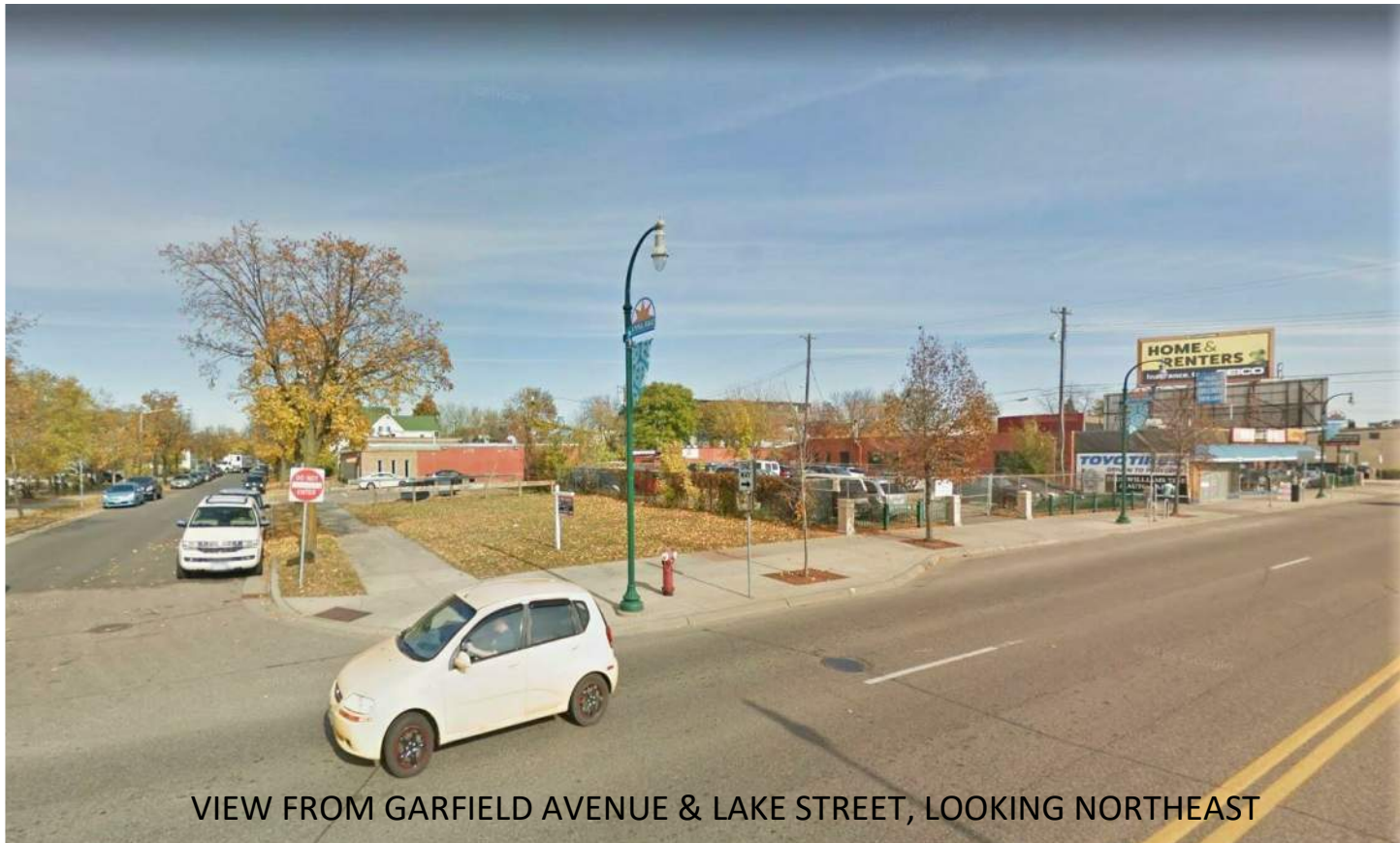
08.08.2019



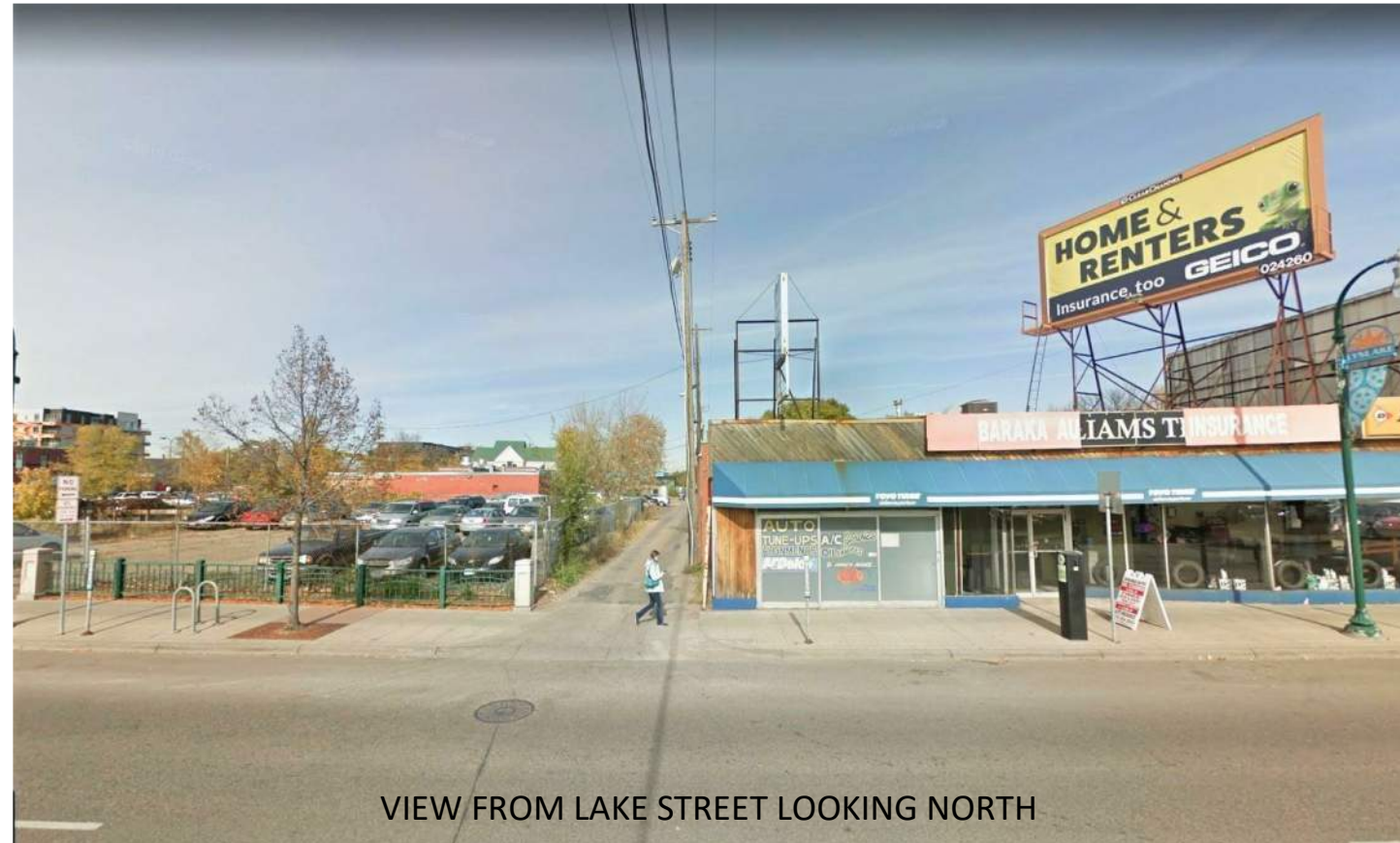
VIEW FROM GARIFIELD AVENUE, LOOKING SOUTHEAST



VIEW FROM GARFIELD AVENUE, LOOKING EAST



VIEW FROM GARFIELD AVENUE & LAKE STREET, LOOKING NORTHEAST



VIEW FROM LAKE STREET LOOKING NORTH

08.08.2019

Project Overview

Lake Street Dwelling Phase 2 & 3 are apartment communities along West Lake Street, spanning from Harriet Avenue to Garfield Avenue South. The development is just east of the Lyn-Lake intersection and one block south of the Midtown Greenway and will be a redevelopment of what is currently mostly surface parking and automotive uses into transit-oriented housing. The Phase 2 building is 100% affordable workforce housing and Phase 3 is entry level market-rate. The two communities, along with the Phase I building, will operate as a campus.

The City of Minneapolis placed a pedestrian overlay in this district in the mid-1990s to deconcentrate automotive uses. In June 2009, the City Council adopted a Small Area Plan for the Community Activity Center based on master planning by the four neighborhoods and two business associations governing the Lyn-Lake intersection. A key component of the master planning is the recognized need for housing at a variety of price points. Affordable workforce housing for nearby employment is in acute need. Redeveloping outdated auto-related uses into high-density apartments with both affordable and market-rate housing units with enclosed parking has been a planned goal in this corridor for over a decade.

The second and third phase of this project continues our focus on pedestrian and bicycle connections to existing nearby amenities. Located in an area considered a "biker's paradise", walkscore.com rates our Lake Street locations with a walk score of 89. We emphasize the pedestrian scale with appropriate lighting, urban landscaping, storefront amenities and street edge architecture. Situated just one block south of the Midtown Greenway, the 2nd & 3rd phase build upon our prior commitments with low parking ratios, abundant bike racks and a bike repair station. The 3-phase project promotes active living in a dense, urban site, meeting Hennepin County's Active Living Principles.

Phased Development

Phase 1 is approved and under construction. 111 units of affordable workforce housing will be created as part of this Phase to be delivered in 2020. Most new development in this area has been market-rate. This project is one of the first 100% affordable projects in this busy commercial node.

Phase 2 is a 6-story building at 510 West Lake Street and includes 111 units of affordable housing and 56 enclosed parking spaces. This building is intended to look like and match Phase 1 in design, scale and appearance. The building includes townhome units along Harriet Avenue, 1,000 square feet of retail space, a green roof, a 40 kW Solar PV collection system to power the common areas, a bicycle maintenance and repair room, numerous sustainable design and energy-saving features, a fitness facility, business center and community spaces. All of the approvals needed for Phase 2 are similar to those already granted in Phase 1 above. Construction of Phase 2 is planned to commence in May 2020.

Phase 3, at 520 West Lake Street, provides 92 units of market-rate housing in a 7-story building at the corner of Garfield Avenue. The project includes about 2,600 square feet of retail space at ground level, along with the primary residential lobby at the corner and a bicycle storage and repair space adjacent to the enclosed parking. A second level outdoor courtyard will front Lake Street and have southern exposure while a sky terrace on 6th floor provides an outdoor space for residents to see the downtown skyline and the surrounding Lyn-Lake and Uptown neighborhoods. Construction of Phase 3 will commence in May 2020, concurrently with the construction of Phase 2.

Taken together, the approved Phase 1 and the new Phases as proposed will create a campus of similarly scaled and detailed living spaces that will capitalize on the commercial Lyn-Lake corridor and transportation infrastructure. The campus approach will allow ownership to deliver a mix of high-quality, amenity rich living environments at affordable price points differing from other projects in the immediate area. As tenants living in workforce apartments advance their career and increase their income, they eventually become over-qualified to live in an income limited building. Phase 3 will be a natural transition for those that would like to stay in the neighborhood by providing a middle-income housing option. Using a campus approach, the management team will have an in-network referral program to place tenants moving out of workforce and in to market-rate.

We pride ourselves on building affordable and market-rate properties with little to no difference in construction program and quality. By providing a mix of housing choices at a variety of price points, we hope to address specific community needs for existing employers recruiting employees in the community activity center, as well as build upon the transit infrastructure being constructed in the Lake Street corridor.

Additionally, Phase 1 and 2 properties have critical housing set asides which are challenging to achieve without maximizing density and taking advantage of transit benefits. 99 units will meet the 50% AMI targets for household income, and nearly 20% of those units will have a further income target reduction to 30% AMI. Those 30% units will serve homeless veterans and/or county homeless clients. Governor Walz and the Metropolitan Council have recently announced priorities for housing homeless veterans.

Required Applications

1. **Rezoning** from C2 to C3A district
2. **Conditional Use Permit** for a **Planned Unit Development**
3. **Site plan review**

PUD Amenity Points Required

• Base PUD	10 pts
• Increase Building Height	5 pts
• Increase Maximum FAR	5 pts
• Reduction of Required Yards	5 pts
• <u>Reduce required parking</u>	<u>0 pts</u>
TOTAL	25 required points

Proposed PUD Amenities

The development team is studying the incorporation of the following PUD Amenities within the project:

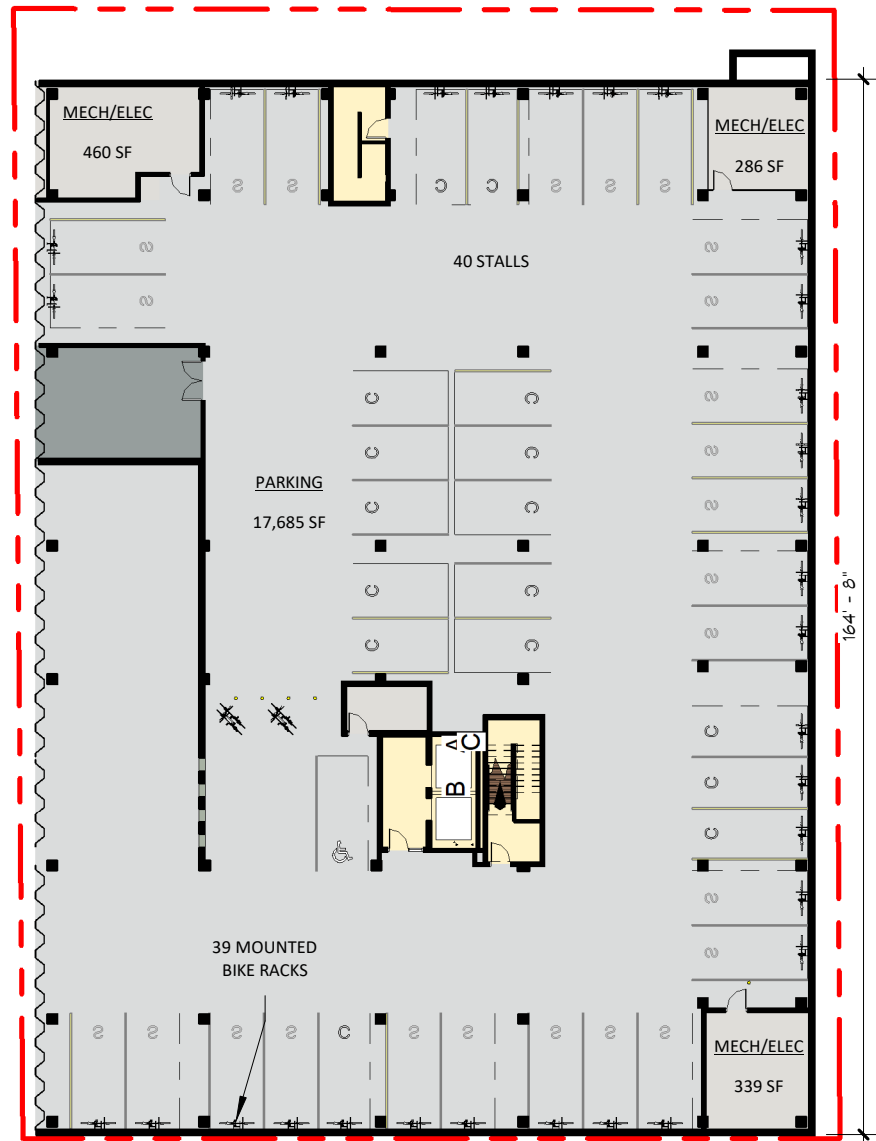
- Enclosed, Shared Parking Garage (5 to 10 pts)
- Green Roof (5 to 10 pts)
- On-Site Renewable Energy (5 pts)
- Shared Vehicles (3 pts)
- Pet Exercise Area (1 pt)
- Recycling Storage Area (1 pt)

Final summary of PUD points is to be determined, based upon confirmed floor plan layouts and calculations.

08.08.2019



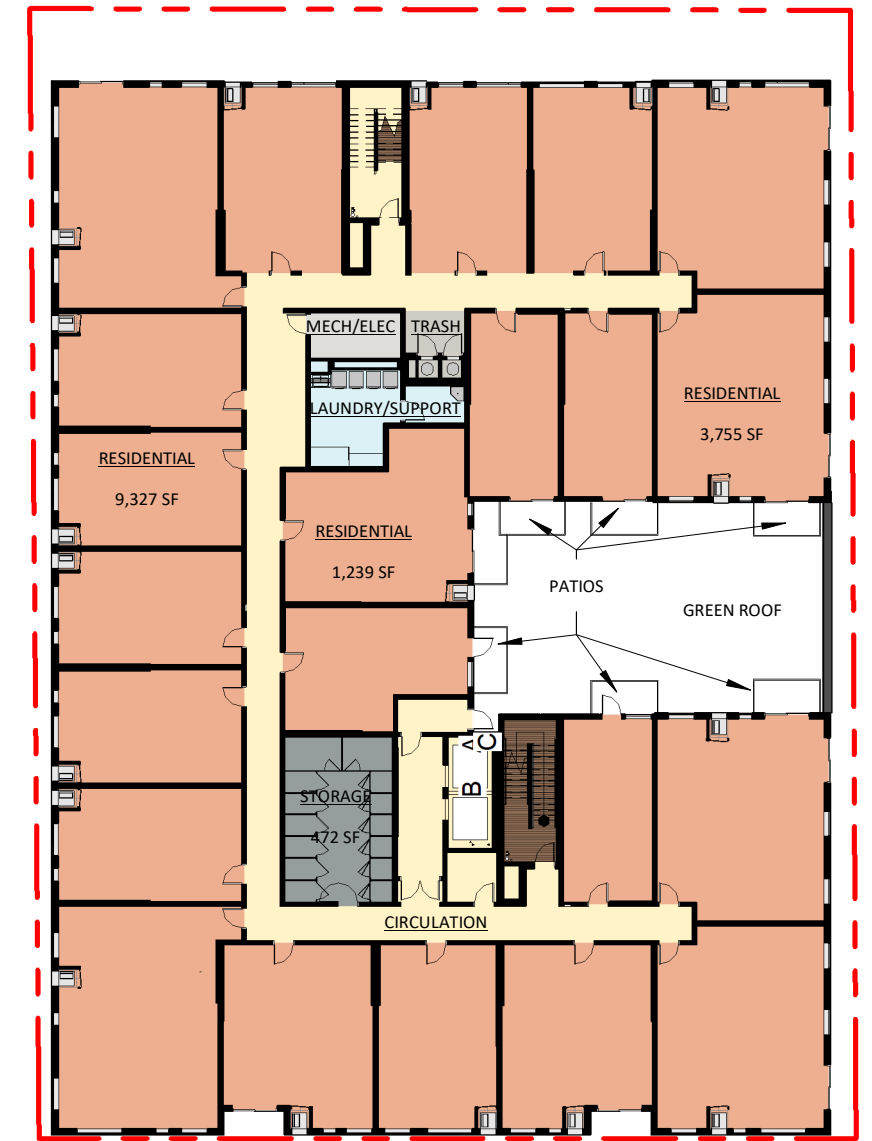
08.08.2019



LEVEL P1 FLOOR PLAN



LEVEL 1 FLOOR PLAN



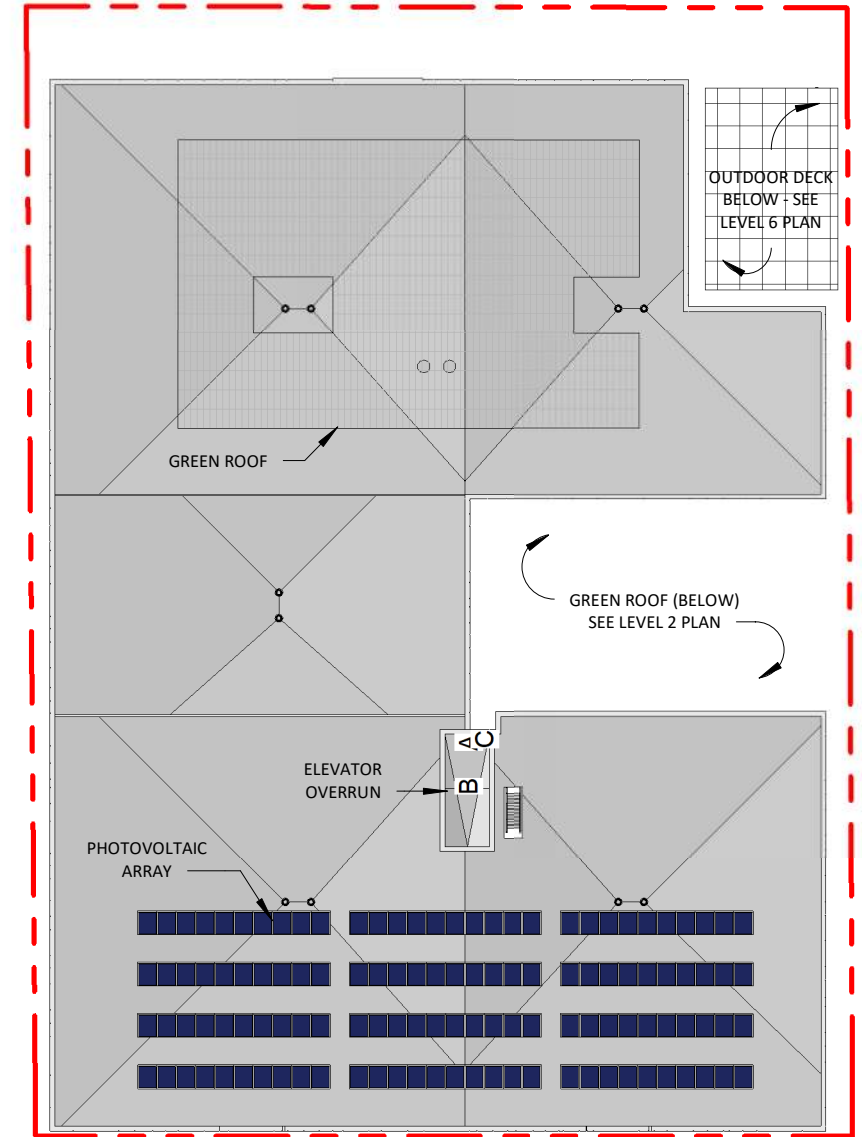
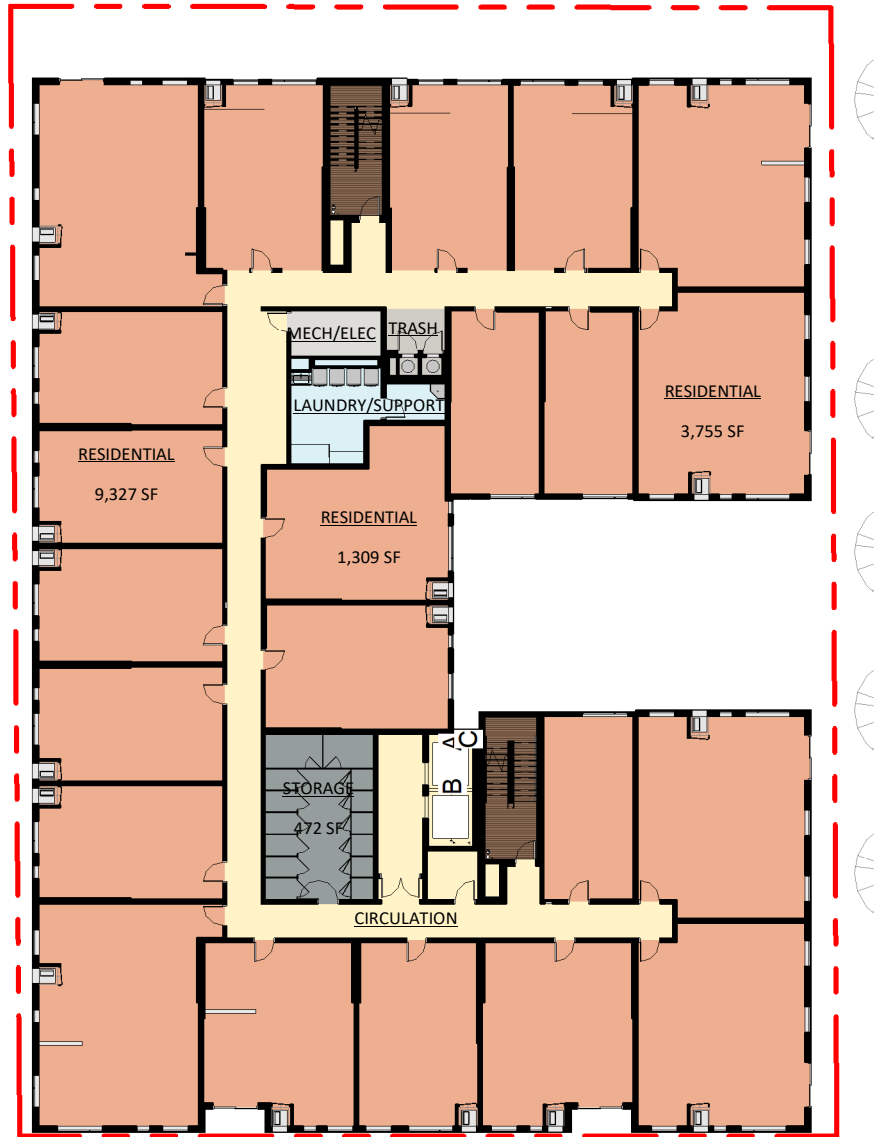
LEVEL 2 FLOOR PLAN

W LAKE ST.

PLAN NORTH

Scale: 1" = 30'-0"

08.08.2019



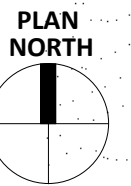
LEVELS 3-5 FLOOR PLAN

LEVEL 6 FLOOR PLAN

ROOF PLAN

08.08.2019

Scale: 1" = 30'-0"





08.08.2019



Lake Street Dwelling - Phases 2 and 3
Minneapolis, MN

PHASE 2 - 3D VIEW
8

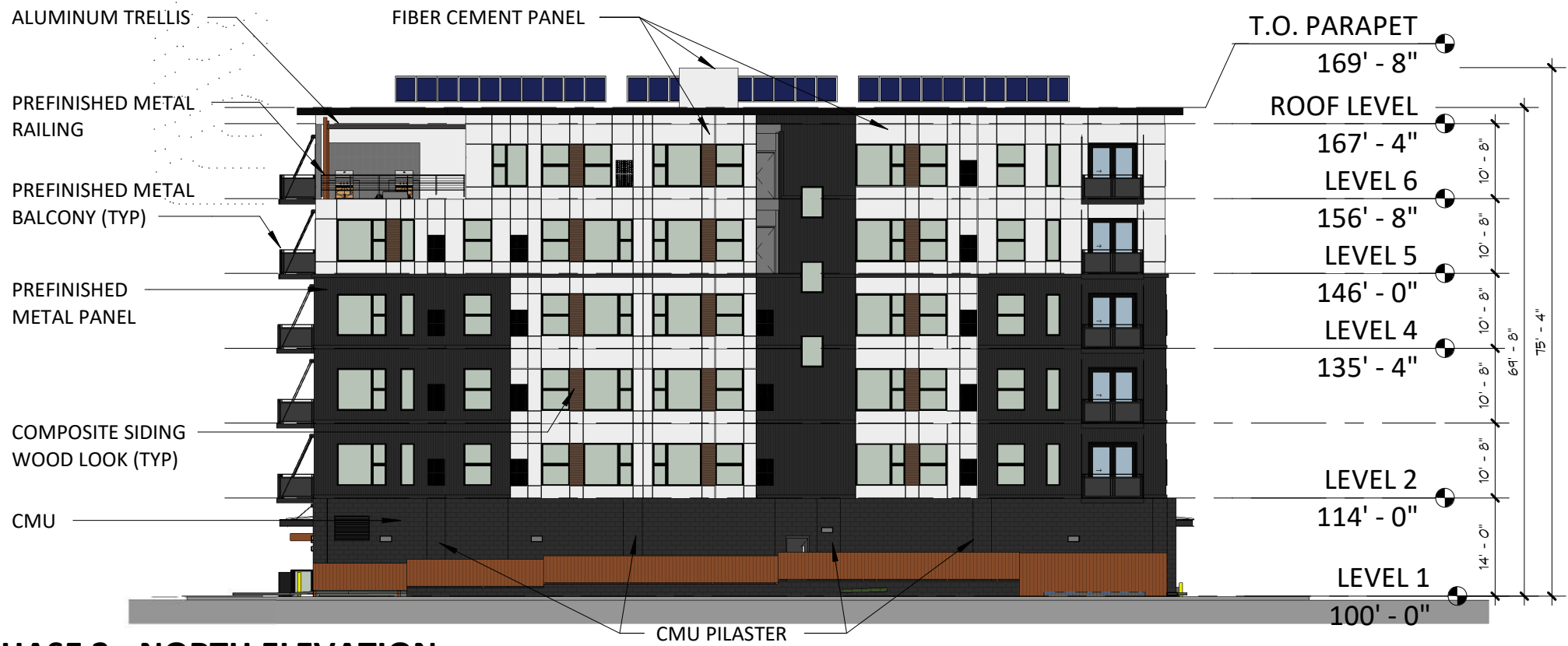


08.08.2019



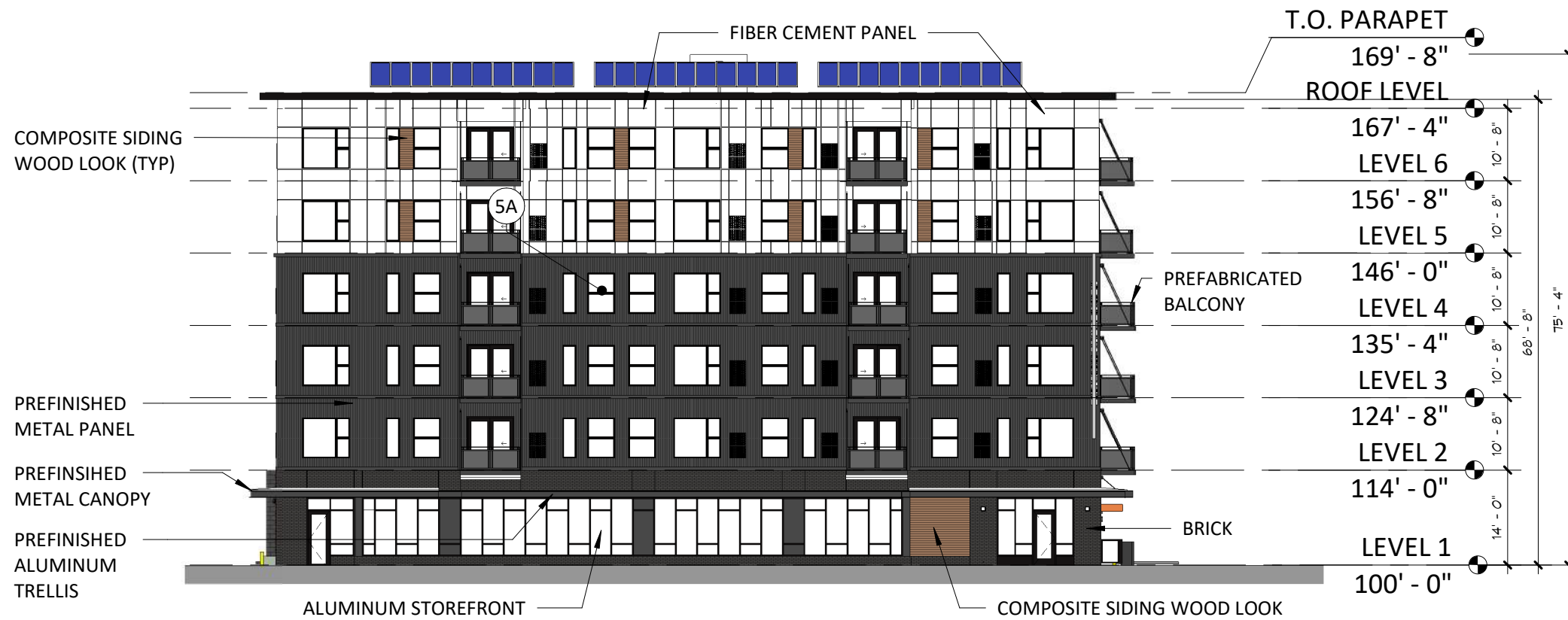
Lake Street Dwelling - Phases 2 and 3
Minneapolis, MN

PHASE 2 - 3D VIEWS
9



PHASE 2 - NORTH ELEVATION

PHASE 2: MATERIAL CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
METAL PANEL	28%	34%	39%	31%
MASONRY	19%	9%	17%	13%
GLASS	22%	34%	17%	29%
FIBER CEMENT	29%	21%	24%	26%
MECHANICAL LOUVER	2%	2%	3%	1%

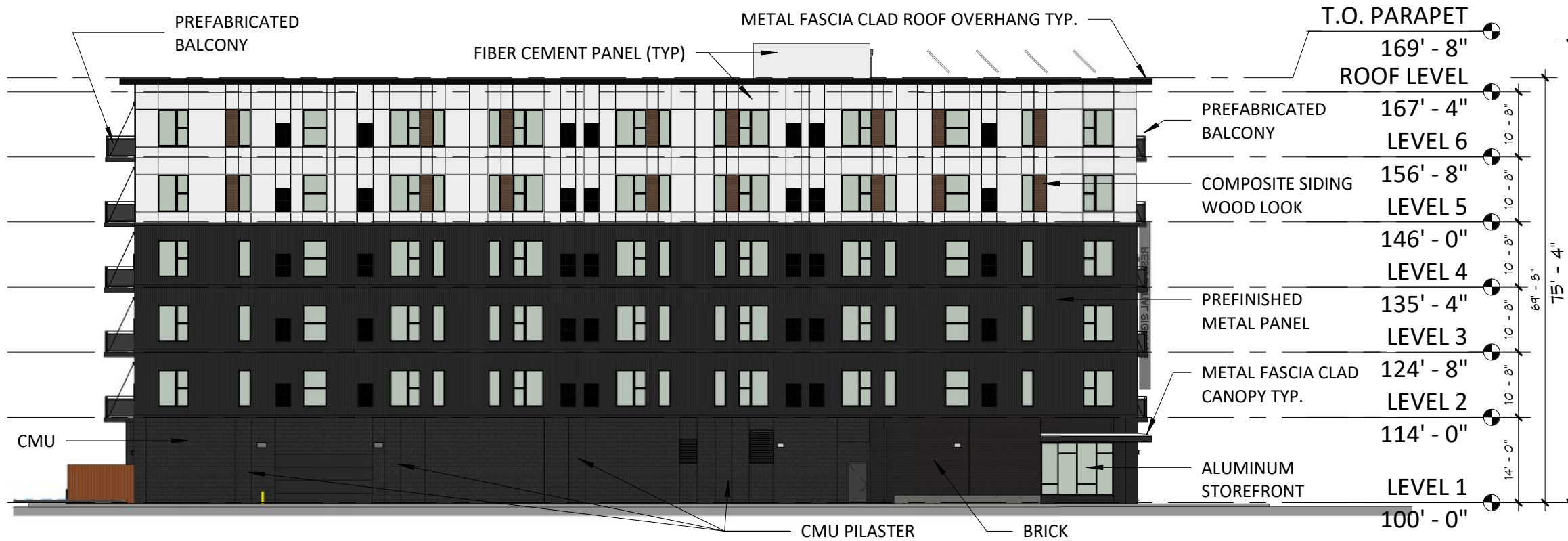


PHASE 2 - SOUTH ELEVATION

PHASE 2: MATERIAL CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
METAL PANEL	28%	34%	39%	31%
MASONRY	19%	9%	17%	13%
GLASS	22%	34%	17%	29%
FIBER CEMENT	29%	21%	24%	26%
MECHANICAL LOUVER	2%	2%	3%	1%

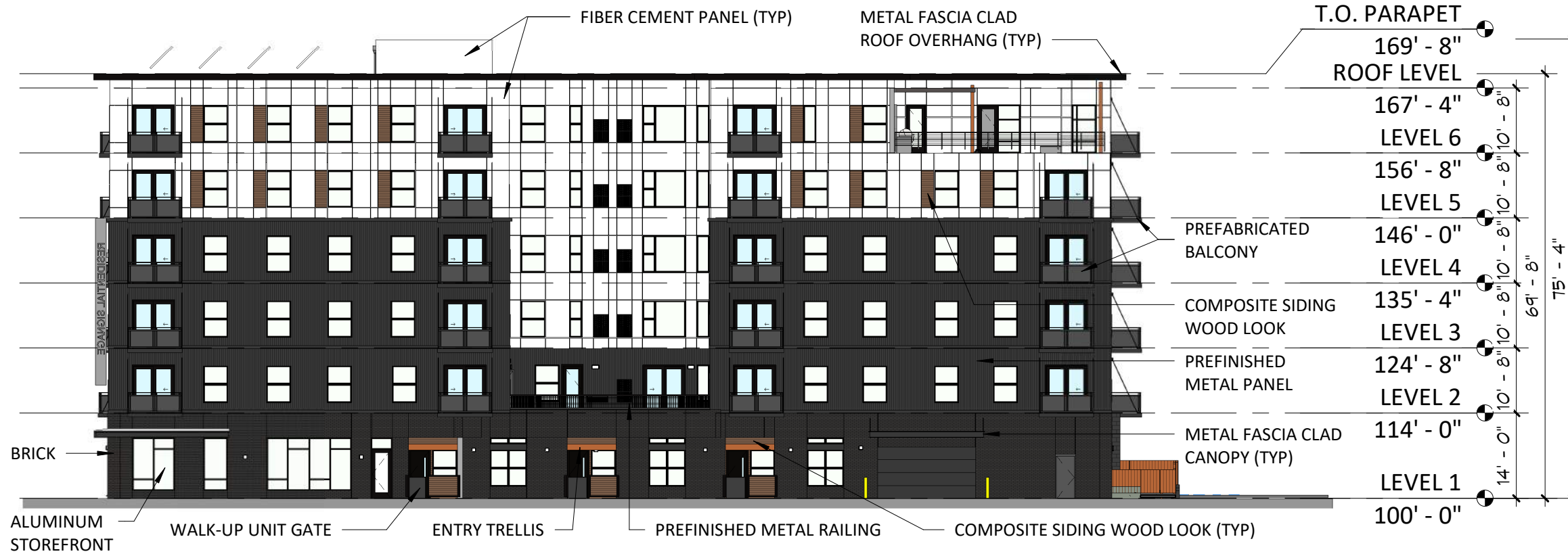
08.08.2019

Scale: 3/64" = 1'-0"



PHASE 2 - WEST ELEVATION

PHASE 2: MATERIAL CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
METAL PANEL	28%	34%	39%	31%
MASONRY	19%	9%	17%	13%
GLASS	22%	34%	17%	29%
FIBER CEMENT	29%	21%	24%	26%
MECHANICAL LOUVER	2%	2%	3%	1%

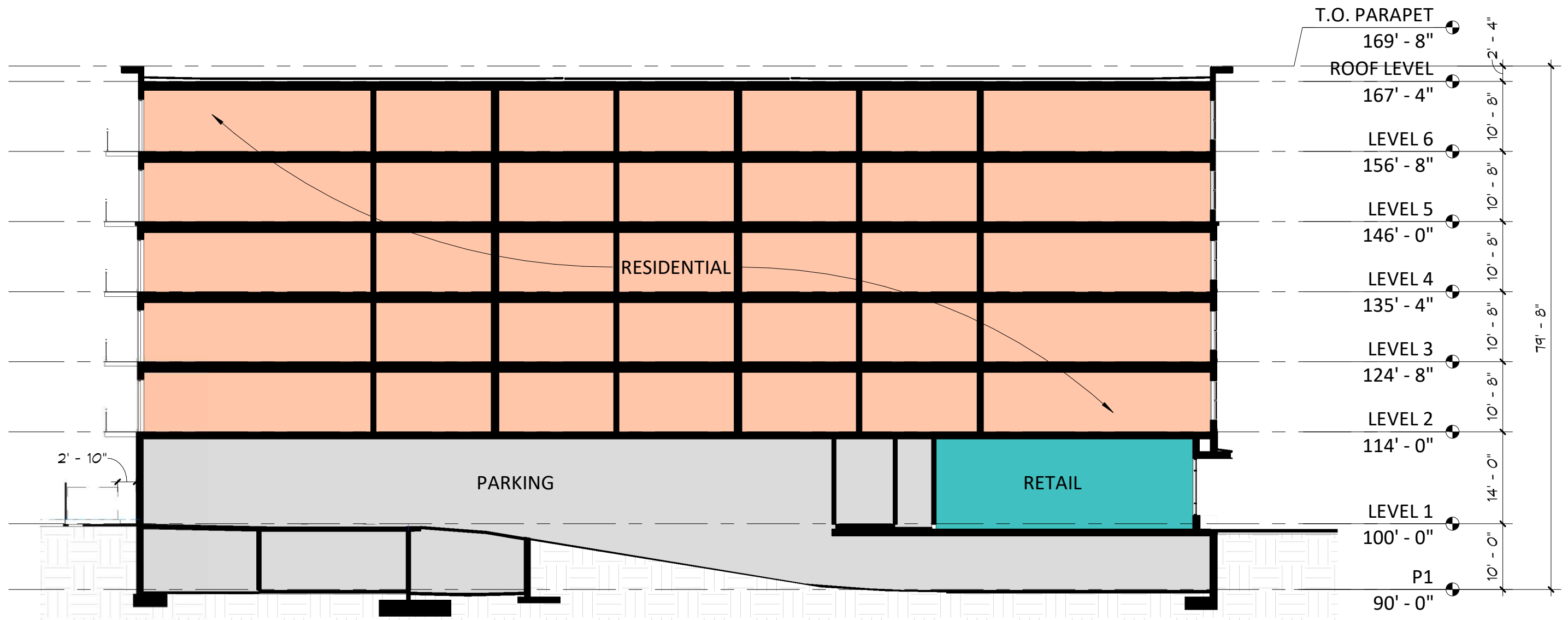


PHASE 2 - EAST ELEVATION

PHASE 2: MATERIAL CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
METAL PANEL	28%	34%	39%	31%
MASONRY	19%	9%	17%	13%
GLASS	22%	34%	17%	29%
FIBER CEMENT	29%	21%	24%	26%
MECHANICAL LOUVER	2%	2%	3%	1%

08.08.2019

Scale: 3/64" = 1'-0"



PHASE 2 - BUILDING SECTION

08.08.2019

Scale: 1/16" = 1'-0"

LSD Phase 2 Metrics
Minneapolis, MN
7/31/2019

Area Summary															
Level	Uses	Total GSF	Enclosed Parking	Retail	Service	Circulation Trash/Mech	Lobby & Leasing Amenity	Roof Top Amenity	Res GSF	Res NRSF	DUs	Efficiency	FTF Heights	Parking Stalls	Bicycle Parking
Level 1	Multiple	19,837	9,162	1,081		2,946	4,316		5,278	2,332	3	44.2%	14	13	104
Level 2	Residential	18,047				3,726			18,047	14,321	22	79.4%	10.66		
Level 3	Residential	18,047				3,656			18,047	14,391	22	79.7%	10.66		
Level 4	Residential	18,047				3,656			18,047	14,391	22	79.7%	10.66		
Level 5	Residential	17,944				3,553			17,944	14,391	22	80.2%	10.66		
Level 6	Residential	17,187				3,549	747	715	17,187	12,891	20	75.0%	10.66		
Total		129,144	26,847	1,081	0	23,436	5,063	715	94,550	72,717	111	79%	67.3	56	139

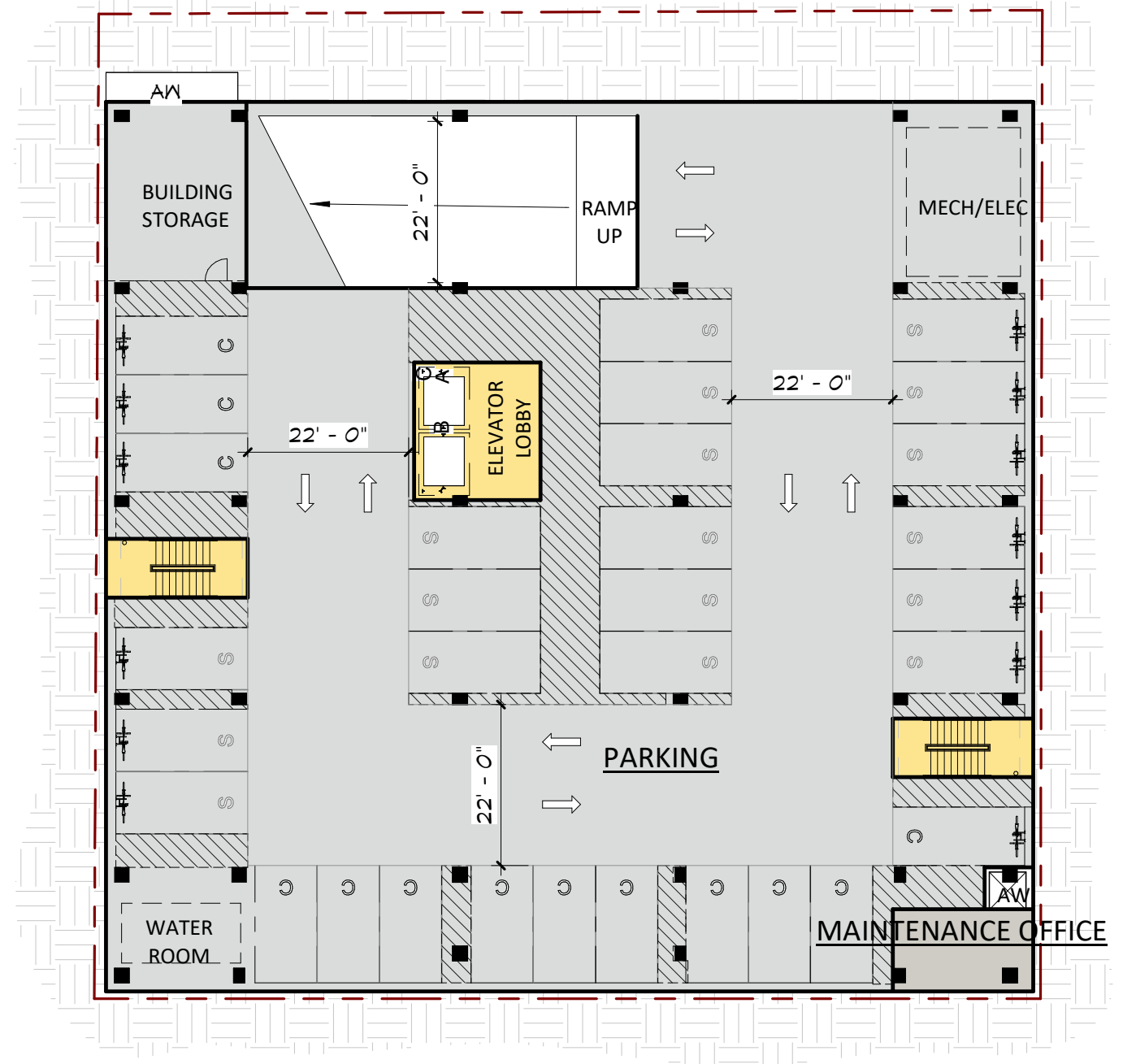
Numbers in RED are not included in GSF numbers

Area per Parking Space	479 SF	RSF per DU	655 SF
SF per Structured Parking Space	479 SF	GSF per DU	852 SF
Structured Parking Ratio	0.50		

DWELLING UNIT SUMMARY					
	Town House	Studio	1 BR	2 BR	Total
LEVEL 1	3	0	0	0	3
LEVEL 2	0	4	12	6	22
LEVEL 3	0	3	13	6	22
LEVEL 4	0	3	13	6	22
LEVEL 5	0	3	13	6	22
LEVEL 6	0	3	12	5	20
DU	3	16	63	29	111
%	3%	14%	57%	26%	
MIN SF	783	549	549	805	
MAX SF	756	712	712	950	



PHASE 3 - LEVEL 1 FLOOR PLAN



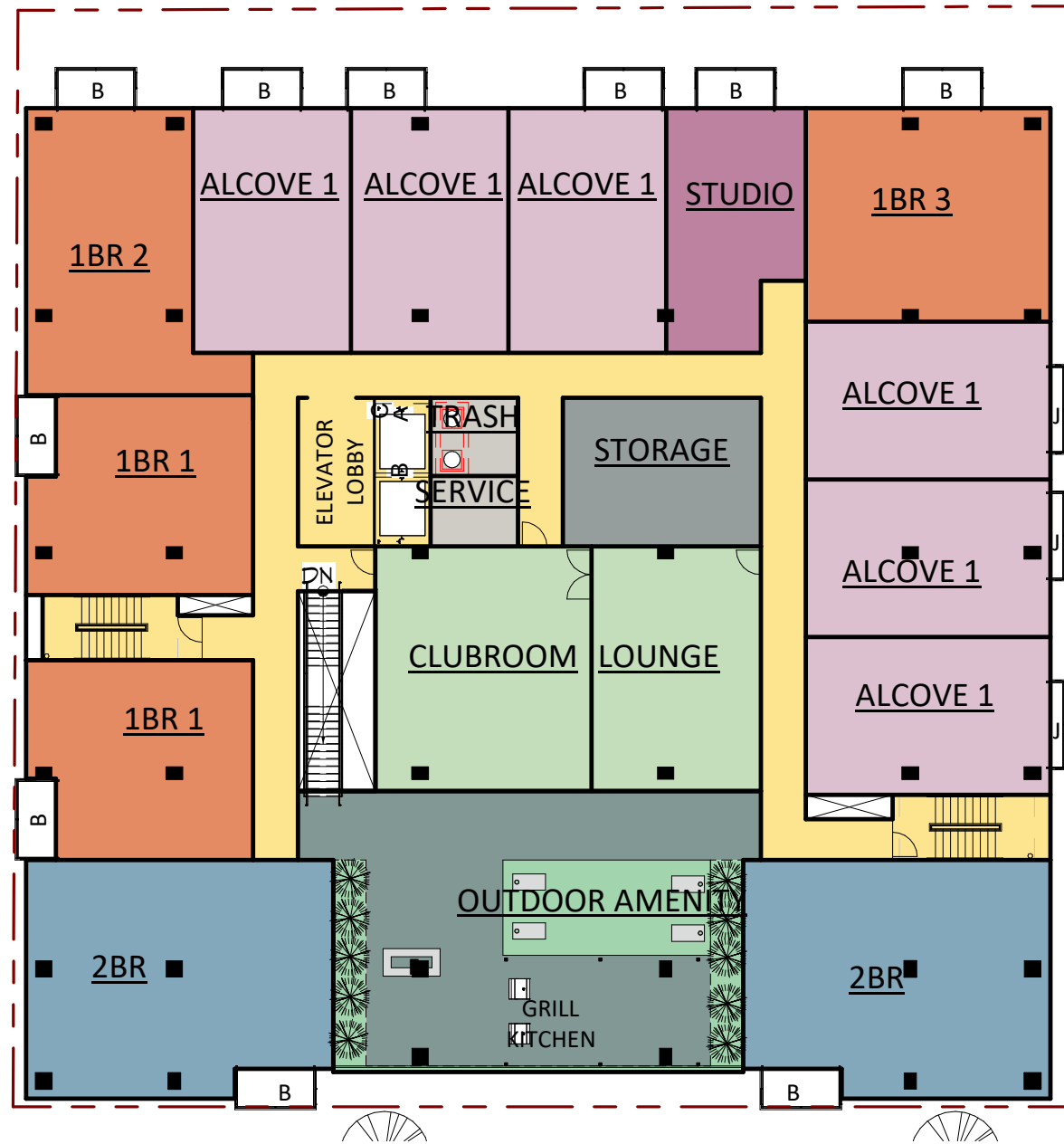
PHASE 3 - LEVEL P1 FLOOR PLAN

08.08.2019

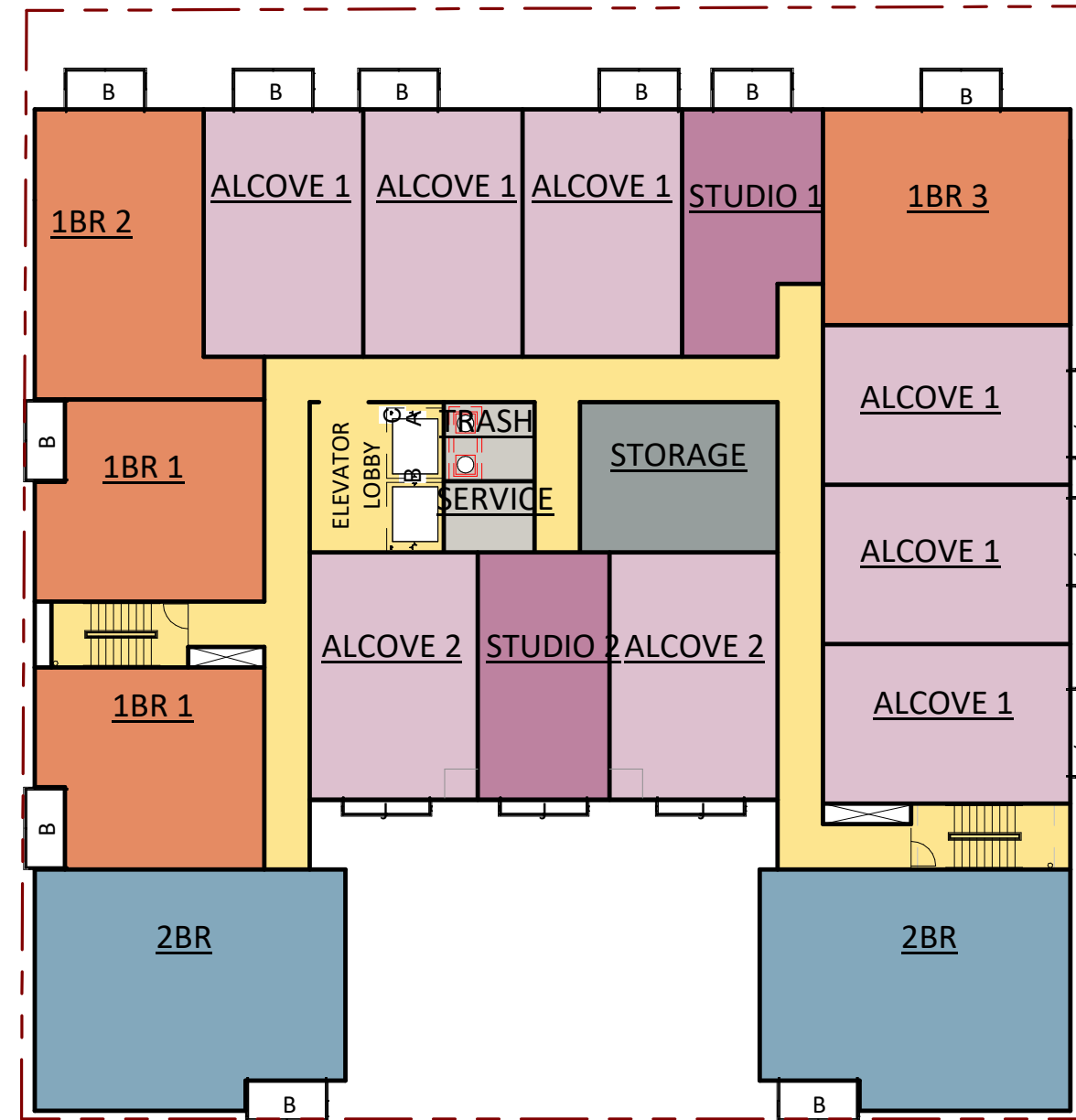


Scale: 3/64" = 1'-0"

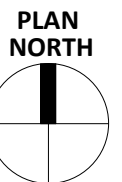


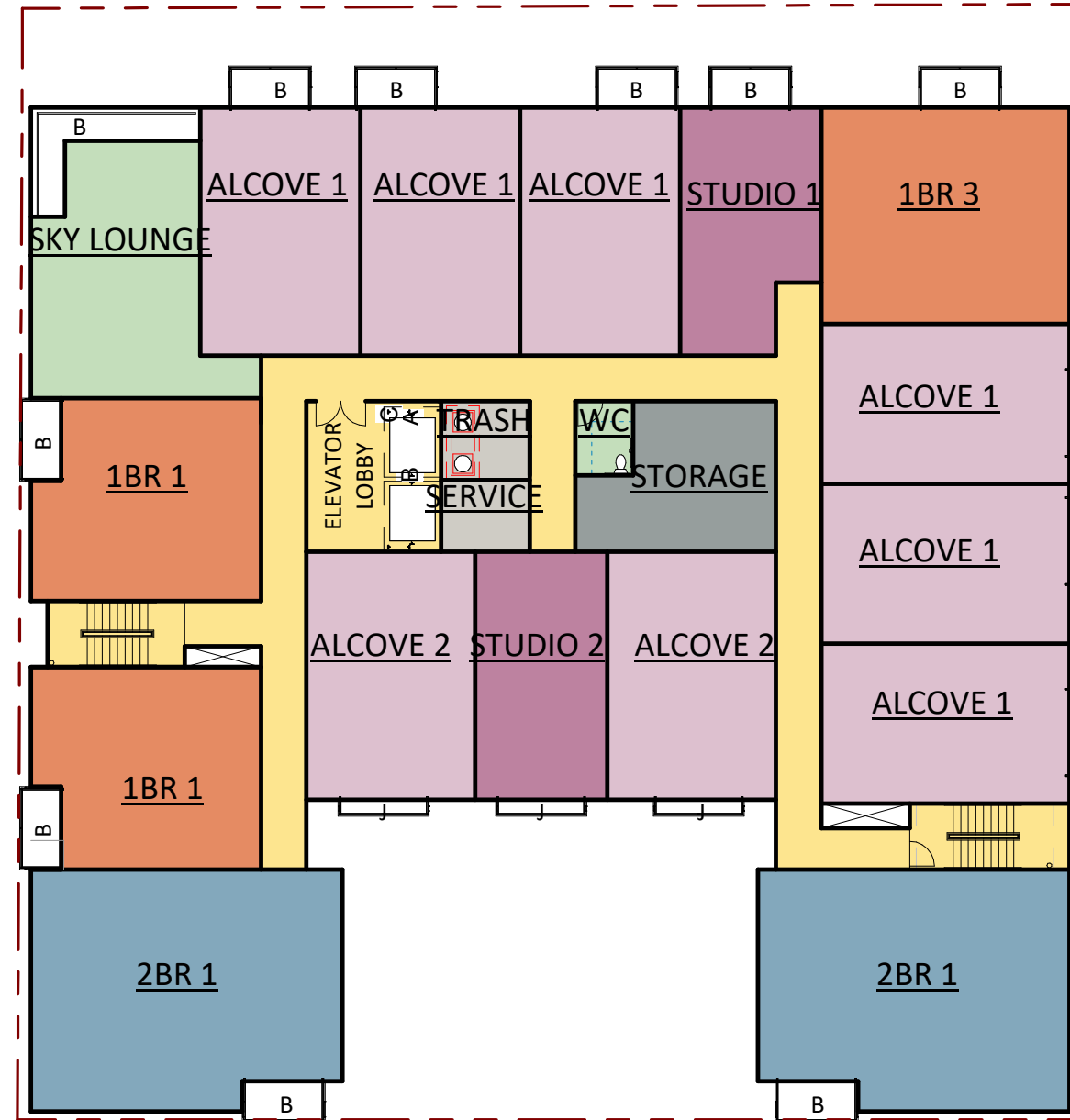


PHASE 3 - LEVEL 2 FLOOR PLAN



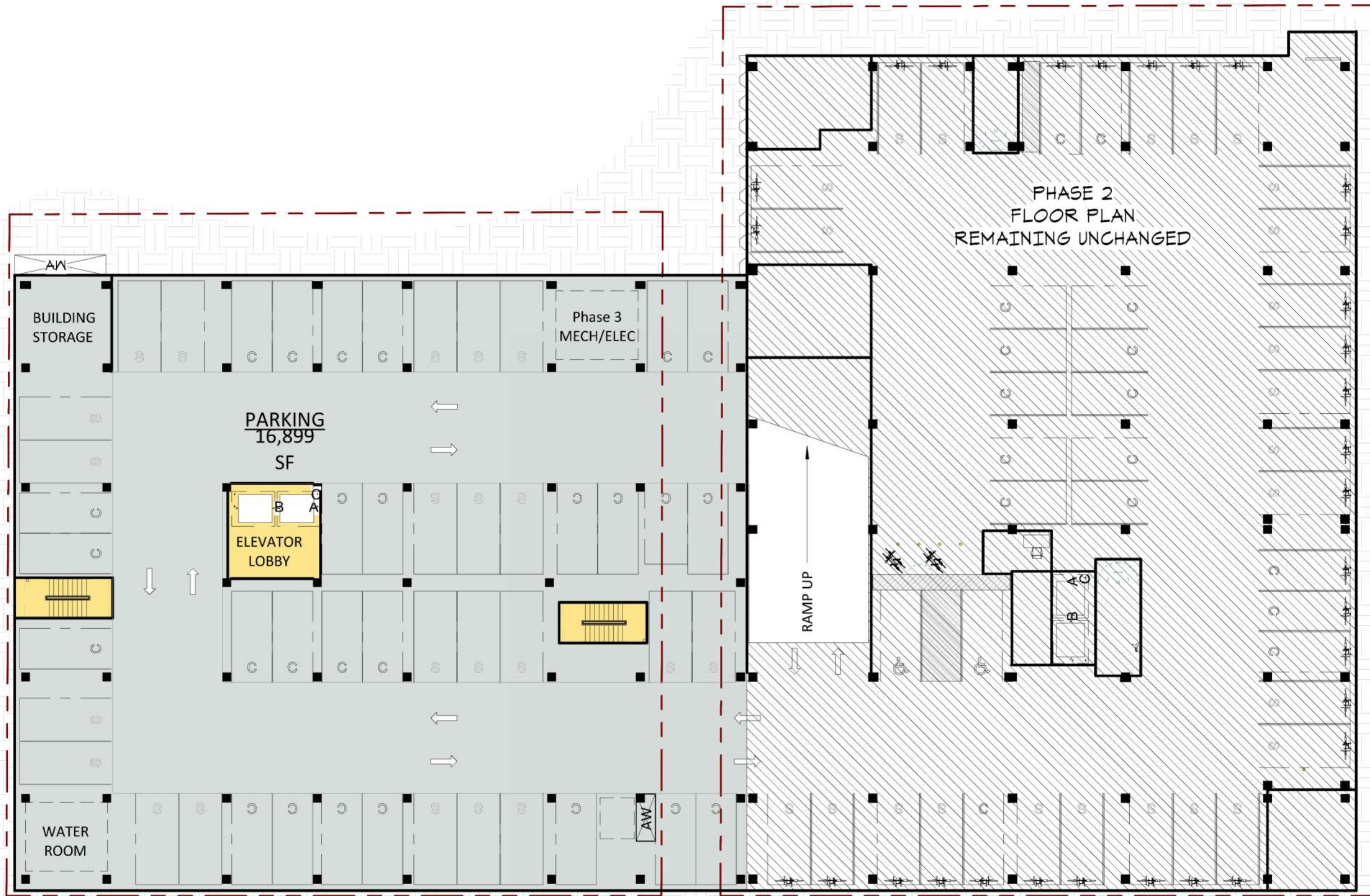
PHASE 3 - LEVEL 3-6 FLOOR PLAN





PHASE 3 - LEVEL 7 FLOOR PLAN



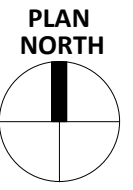


08.08.2019

PHASE 3

PHASE 2

Scale: 3/64" = 1'-0"





08.08.2019

Scale: 3/64" = 1'-0"



LSD Phase 3 Metrics (Phae 2&3 Combined Parking Level)
Minneapolis, MN
8/2/2019

Area Summary														
Uses	Total GSF	Enclosed Parking	Retail	Service	Circulation Trash/Mech	Lobby & Leasing Amenity	Roof Top Amenity	Res GSF	Res NRSF	DUs	FTF		Parking Stalls	Bicycle Parking
											Efficiency	Heights		
*Level P1	Parking	17,536	16,899		637							10	48	32
Level 1	Multiple	14,422	7,063	2,587		1,384	3,388		0	0	0	-	14	11
Level 2	Residential	13,150				2,240	1,481		13,150	8,894	13	67.6%	10.66	
Level 3	Residential	13,330				2,157			13,330	10,598	16	79.5%	10.66	
Level 4	Residential	13,330				2,157			13,330	10,598	16	79.5%	10.66	
Level 5	Residential	13,330				2,157			13,330	10,598	16	79.5%	10.66	
Level 6	Residential	13,330				2,157			13,330	10,598	16	79.5%	10.66	
Level 7	Residential	13,210				2,157	702		13,210	9,839	15	74.5%	10.66	
Total		111,638	23,962	2,587	3,347	15,046	5,571	1,569	79,680	61,125	92	77%	77.96	59
+/- from Current Phase 3 Option		+3,701	+4,195	-22	-247	+403	-628	-217	+1,623	-	-	-1%	-	+15

*Level P1 area includes alley area however excludes Phase 2 area

Numbers in RED are not included in GSF numbers

Area per Parking Space	406 SF	RSF per DU	664 SF
SF per Structured Parking Space	406 SF	GSF per DU	866 SF
Structured Parking Ratio	0.64		

DWELLING UNIT SUMMARY						
	Studio	Alcove	1 BR	2 BR	PHs	Total
LEVEL 1	0	0	0	0	0	0
LEVEL 2	1	6	4	2	0	13
LEVEL 3	2	8	4	2	0	16
LEVEL 4	2	8	4	2	0	16
LEVEL 5	2	8	4	2	0	16
LEVEL 6	2	8	4	2	0	16
LEVEL 7	2	8	3	2	0	15
DU	11	46	23	12	0	92
%	12%	50%	25%	13%	0%	
AVG SF	471	587	706	1,058		
MIN SF	464	580	645	1,058		
MAX SF	480	612	785	1,058		



08.08.2019



08.08.2019



Lake Street Dwelling - Phases 2 and 3
Minneapolis, MN

PHASE 3 - 3D VIEWS
21



08.08.2019

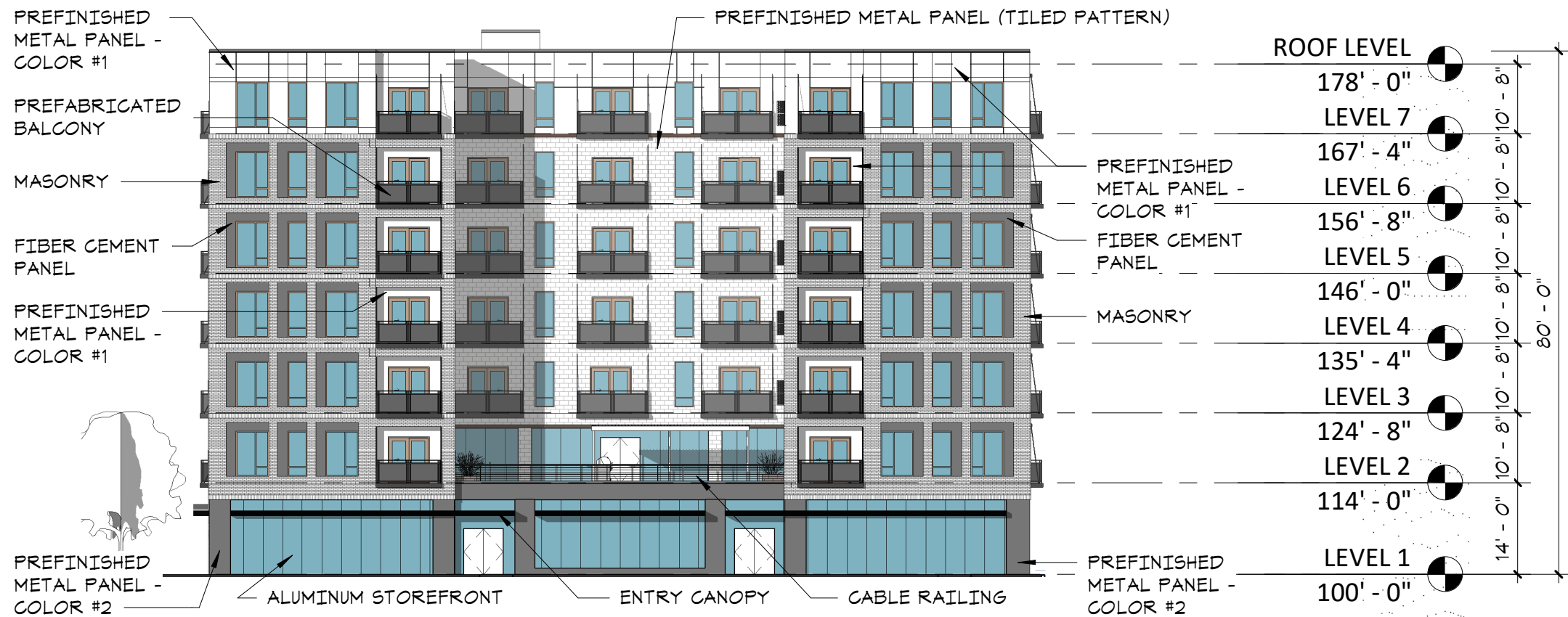


08.08.2019



PHASE 3 - NORTH ELEVATION

PHASE 3: MATERIAL CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
METAL PANEL	36%	35%	39%	23%
MASONRY	20%	19%	22%	36%
GLASS	26%	41%	24%	32%
FIBER CEMENT	16%	6%	14%	9%
MECHANICAL LOUVER	3%	0%	2%	1%



PHASE 3 - SOUTH ELEVATION

PHASE 3: MATERIAL CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
METAL PANEL	36%	35%	39%	23%
MASONRY	20%	19%	22%	36%
GLASS	26%	41%	24%	32%
FIBER CEMENT	16%	6%	14%	9%
MECHANICAL LOUVER	3%	0%	2%	1%

08.08.2019

Scale: 3/64" = 1'-0"



PHASE 3 - EAST ELEVATION

PHASE 3: MATERIAL CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
METAL PANEL	36%	35%	39%	23%
MASONRY	20%	19%	22%	36%
GLASS	26%	41%	24%	32%
FIBER CEMENT	16%	6%	14%	9%
MECHANICAL LOUVER	3%	0%	2%	1%

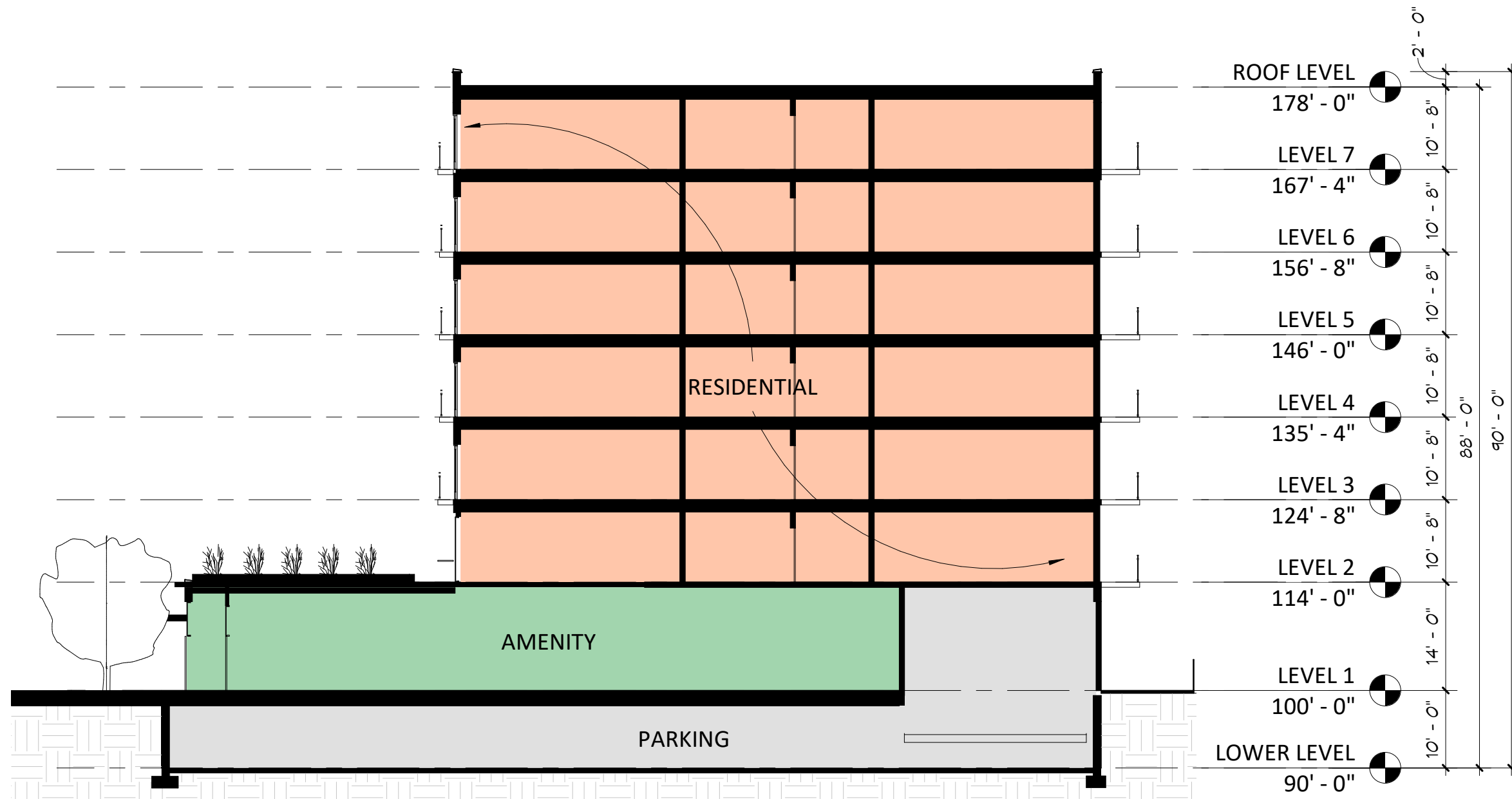


PHASE 3 - WEST ELEVATION

PHASE 3: MATERIAL CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
METAL PANEL	36%	35%	39%	23%
MASONRY	20%	19%	22%	36%
GLASS	26%	41%	24%	32%
FIBER CEMENT	16%	6%	14%	9%
MECHANICAL LOUVER	3%	0%	2%	1%

08.08.2019

Scale: 3/64" = 1'-0"



PHASE 3 - BUILDING SECTION

LSD Phase 3 Metrics
Minneapolis, MN
7/31/2019

Area Summary															
Level	Uses	Total GSF	Enclosed Parking	Retail	Service	Circulation Trash/Mech	Lobby & Leasing Amenity	Roof Top Amenity	Res GSF	Res NRSF	DUs	FTF Efficiency	FTF Heights	Parking Stalls	Bicycle Parking
Level 1	Multiple	14,547	5,281	2,634	820	1,758	4,054		0	0	0	-	14	13	101
Level 2	Residential	12,822			437	2,073	1,418	1,786	12,822	8,894	13	69.4%	10.66		
Level 3	Residential	13,071			437	2,036			13,071	10,598	16	81.1%	10.66		
Level 4	Residential	13,071			437	2,036			13,071	10,598	16	81.1%	10.66		
Level 5	Residential	13,071			437	2,036			13,071	10,598	16	81.1%	10.66		
Level 6	Residential	13,071			437	2,036			13,071	10,598	16	81.1%	10.66		
Level 7	Residential	12,951			374	2,036	702		12,951	9,839	15	76.0%	10.66		
Total		107,937	19,767	2,634	3,594	14,643	6,174	1,786	78,057	61,125	92	78%	77.96	44	114

Numbers in RED are not included in GSF numbers

Area per Parking Space	449 SF	RSF per DU	664 SF
SF per Structured Parking Space	449 SF	GSF per DU	848 SF
Structured Parking Ratio	0.48		

DWELLING UNIT SUMMARY						
	Studio	Alcove	1 BR	2 BR	PHs	Total
LEVEL 1	0	0	0	0	0	0
LEVEL 2	1	6	4	2	0	13
LEVEL 3	2	8	4	2	0	16
LEVEL 4	2	8	4	2	0	16
LEVEL 5	2	8	4	2	0	16
LEVEL 6	2	8	4	2	0	16
LEVEL 7	2	8	3	2	0	15
DU	11	46	23	12	0	92
%	12%	50%	25%	13%	0%	
AVG SF	471	587	706	1,058		
MIN SF	464	580	645	1,058		
MAX SF	480	612	785	1,058		



DECEMBER - 9:00 AM



JUNE - 9:00 AM



SEPTEMBER/MARCH - 9:00 AM



DECEMBER - 12:00 PM



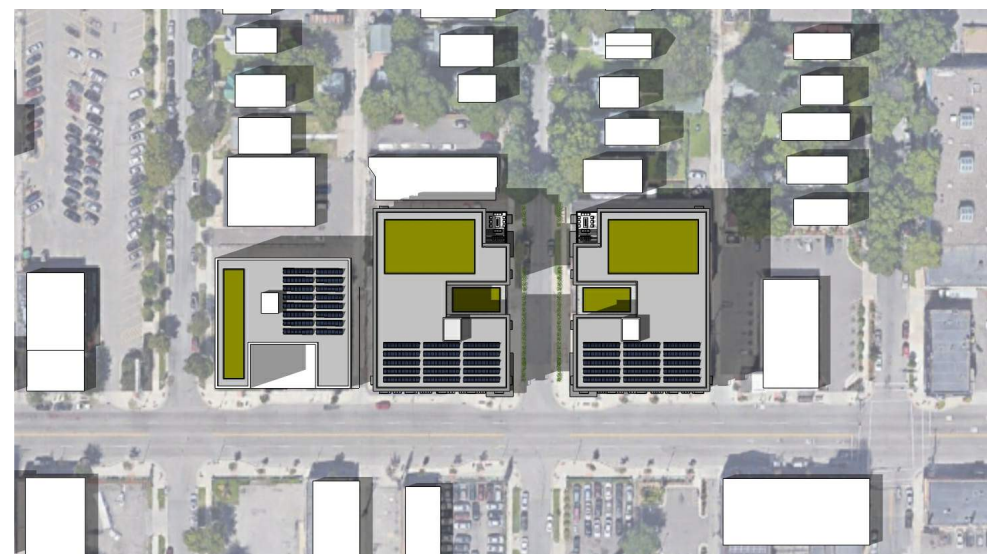
JUNE - 12:00 PM



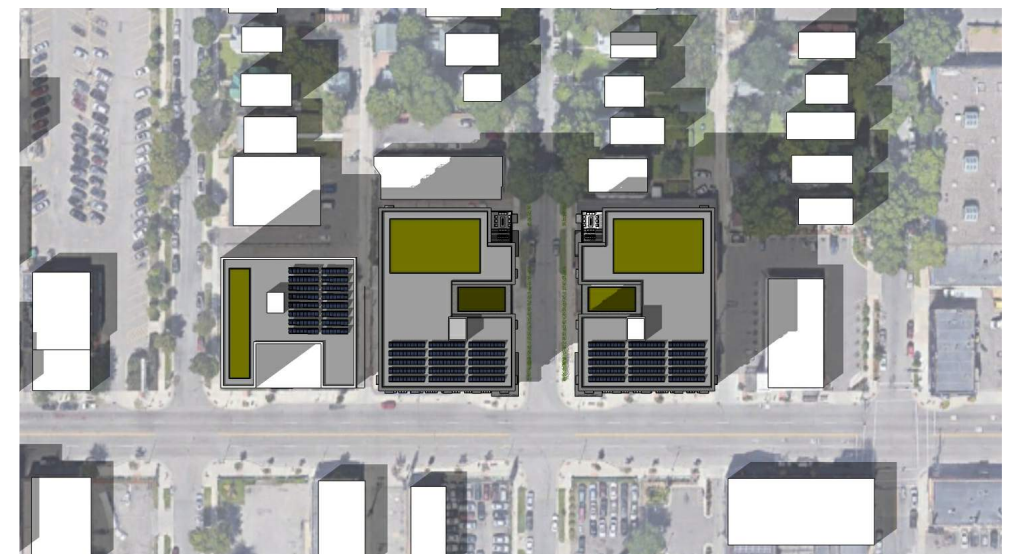
SEPTEMBER/MARCH - 12:00 PM



DECEMBER - 3:00 PM



JUNE - 3:00 PM



SEPTEMBER/MARCH - 3:00 PM

08.08.2019