Department of Community Planning & Economic Development
250 South 4th Street, Room 300
Minneapolis, MN 55415-1385

# MEMORANDUM

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

**FROM:** Janelle Widmeier, Senior City Planner, (612) 673-3156

**DATE:** June 30, 2016

**SUBJECT:** 200 Central Avenue Residential Tower, 200 Central Ave SE and 113 2nd St SE

## SITE DATA

| | |
|---|---|
| **Existing Zoning** | C2 Neighborhood Corridor Commercial District<br>PO Pedestrian Oriented Overlay District<br>MR Mississippi River Critical Area Overlay District<br>UA University Area Overlay District |
| **Lot Area** | 34,600 square feet / 0.8 acres |
| **Ward(s)** | 3 |
| **Neighborhood(s)** | Marcy Holmes; adjacent to Nicollet Island-East Bank |
| **Designated Future Land Use** | Mixed Use |
| **Land Use Features** | Activity Center (East Hennepin)<br>Community Corridor (Central Avenue) |
| **Small Area Plan(s)** | Marcy-Holmes Neighborhood Master Plan (2014) |

## SITE DESCRIPTION, HISTORY, AND PRESENT USE

The subject properties, 200 Central Ave SE and 113 2nd St SE, are located at the intersection of Central Avenue and 2nd Ave SE just over one block from the Mississippi River. The site is also in the St. Anthony Falls Historic District. The existing structures would be demolished to allow for the new development.

## PROJECT DESCRIPTION

A new 40-story tower with 214 dwelling units and approximately 6,700 square feet of ground floor commercial is proposed for the properties located at 200 Central Ave SE and 113 2nd St SE. The overall height would be approximately 485 feet. The height includes the 40 stories plus a mechanical penthouse and a decorative cap (the additional structure above the 40th level will likely be considered 2 stories by definition of the zoning code). The proposed density is 269 dwelling units per acre. A total of 389 on-site parking spaces would be provided in 3 below-grade and 3 above-grade parking levels. Of those spaces, 69 would be tandem. The building mass would be divided into two components: the

podium and the tower. The primary exterior materials of the four-story podium would be a storefront system, stone, brick, and metal. The tower would primarily be clad in a curtain wall.

This project was last reviewed by the Committee of the Whole in October of 2015. Since then, the project has completed the Heritage Preservation application process. On June 17, 2016, the City Council took the following actions:

- Approved an appeal of the Heritage Preservation Commission decision to deny a certificate of appropriateness to allow the proposed building.
- Approved an appeal of a condition of approval of the Heritage Preservation Commission decision on the certificate of appropriateness application to allow the demolition of the existing structures.
- Denied an appeal of the Heritage Preservation Commission decision to approve the certificate of appropriateness application to allow the demolition of the existing structures.

## APPLICATIONS

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

- Conditional use permit to increase the maximum allowed height of a building from 4-stories, 56 feet to approximately 42 stories, 485 feet.
- Variance to increase the maximum floor area ratio from 2.38 to 14.7.
- Variance of the PO Overlay District standards to allow the ground floor to be set back more than 8 feet from lot lines adjacent to a street and to allow parking between the building and the street.
- Variance to reduce the minimum interior side yard requirement adjacent to the north lot line from 15 feet to 10 feet.
- Site plan review.

Additional applications may be required, depending on the plans that the applicant formally submits. The applicant expects to submit their land use application within the next month.

## APPLICABLE POLICIES

In the small area plan, the site falls in the Riverfront Character Area. The goal of the plan for this area is to "Expand and improve riverfront parks, improve connectivity, balance local and regional access and use, create bike- and walk-friendly environments on 2nd Street SE, and embrace diversity of building uses and eras." The plan does not contain specific guidance for height, but indicates that higher density residential development is appropriate at this location because it is along a transit and transportation corridor and near a commercial center. Additional analysis of the comprehensive plan policies can be found in the findings of the CPED staff report for the certificate of appropriateness to allow the new building on pages 25-30.

# 200 CENTRAL AVE **Minneapolis, MN 55414**

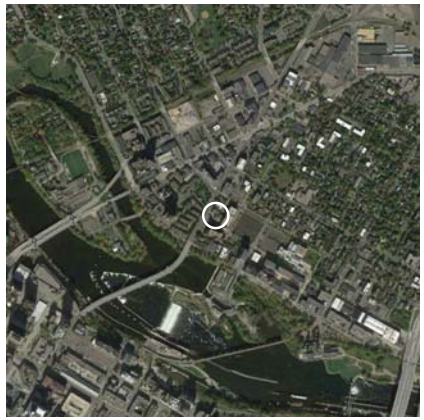
## METRICS

**Area Summary**

| | Use | Total GSF | Parking GSF | Retail | Amenity or Lobby | Interior GSF* | Core GSF** | Terrace GSF*** | Total Interior and Terrace GSF (NIC core) | Interior RSF**** | Terrace RSF***** | Total Interior and Terrace RSF (PTP) | 110 Bicycle Stalls: Units | Parking | Tandem Parking |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Level P3 | Parking | 28,929 | 28,929 | | | | | | | | | | | 62 | 18 |
| Level P2 | Parking | 28,929 | 28,929 | | | | | | | | | | | 62 | 18 |
| Level P1 | Parking | 28,929 | 28,929 | | | | | | | | | | | 62 | 18 |
| Level 1 | Lobby/Retail | 26,009 | 15,248 | 6,698 | 4,063 | | 1,297 | | | | | | | 5 | |
| Level 2 | Parking/Res | 28,708 | 18,321 | | | 7,370 | 2,505 | 512 | 10,387 | 6,808 | 512 | 7,320 | 6 | 43 | 5 |
| Level 3 | Parking/Res | 28,708 | 18,321 | | | 7,370 | 2,505 | 512 | 10,387 | 6,808 | 512 | 7,320 | 6 | 43 | 5 |
| Level 4 | Parking/Res | 28,708 | 18,321 | | | 7,370 | 2,505 | 512 | 10,387 | 6,808 | 512 | 7,320 | 6 | 43 | 5 |
| Level 5 | Amenity/Res | 17,230 | | | 8,150 | 4,005 | 3,952 | 1,123 | 7,957 | 3,687 | 1,123 | 4,810 | 3 | | |
| Level 6 | Residence | 12,616 | | | | 9,805 | 1,920 | 891 | 10,696 | 9,071 | 891 | 9,962 | 7 | | |
| Level 7 | Residence | 12,616 | | | | 9,805 | 1,920 | 891 | 10,696 | 9,071 | 891 | 9,962 | 7 | | |
| Level 8 | Residence | 12,616 | | | | 9,805 | 1,920 | 891 | 10,696 | 9,071 | 891 | 9,962 | 7 | | |
| Level 9 | Residence | 12,616 | | | | 9,805 | 1,920 | 891 | 10,696 | 9,071 | 891 | 9,962 | 7 | | |
| Level 10 | Residence | 12,616 | | | | 9,805 | 1,920 | 891 | 10,696 | 9,071 | 891 | 9,962 | 7 | | |
| Level 11 | Residence | 12,616 | | | | 9,805 | 1,920 | 891 | 10,696 | 9,071 | 891 | 9,962 | 7 | | |
| Level 12 | Residence | 12,616 | | | | 9,805 | 1,920 | 891 | 10,696 | 9,071 | 891 | 9,962 | 7 | | |
| Level 13 | Residence | 12,616 | | | | 9,805 | 1,920 | 891 | 10,696 | 9,071 | 891 | 9,962 | 7 | | |
| Level 14 | Residence | 12,616 | | | | 9,805 | 1,920 | 891 | 10,696 | 9,071 | 891 | 9,962 | 7 | | |
| Level 15 | Residence | 12,616 | | | | 9,805 | 1,920 | 891 | 10,696 | 9,071 | 891 | 9,962 | 7 | | |
| Level 16 | Residence | 12,616 | | | | 9,805 | 1,920 | 891 | 10,696 | 9,071 | 891 | 9,962 | 7 | | |
| Level 17 | Residence | 12,616 | | | | 9,805 | 1,920 | 891 | 10,696 | 9,071 | 891 | 9,962 | 7 | | |
| Level 18 | Residence | 12,616 | | | | 9,805 | 1,920 | 891 | 10,696 | 9,071 | 891 | 9,962 | 7 | | |
| Level 19 | Residence | 12,616 | | | | 9,805 | 1,920 | 891 | 10,696 | 9,071 | 891 | 9,962 | 7 | | |
| Level 20 | Residence | 12,640 | | | | 9,794 | 1,892 | 954 | 10,748 | 9,087 | 954 | 10,041 | 5 | | |
| Level 21 | Residence | 12,640 | | | | 9,794 | 1,892 | 954 | 10,748 | 9,087 | 954 | 10,041 | 5 | | |
| Level 22 | Residence | 12,640 | | | | 9,794 | 1,892 | 954 | 10,748 | 9,087 | 954 | 10,041 | 5 | | |
| Level 23 | Residence | 12,640 | | | | 9,794 | 1,892 | 954 | 10,748 | 9,087 | 954 | 10,041 | 5 | | |
| Level 24 | Residence | 12,640 | | | | 9,794 | 1,892 | 954 | 10,748 | 9,087 | 954 | 10,041 | 5 | | |
| Level 25 | Residence | 12,640 | | | | 9,794 | 1,892 | 954 | 10,748 | 9,087 | 954 | 10,041 | 5 | | |
| Level 26 | Residence | 12,640 | | | | 9,794 | 1,892 | 954 | 10,748 | 9,087 | 954 | 10,041 | 5 | | |
| Level 27 | Residence | 12,640 | | | | 9,794 | 1,892 | 954 | 10,748 | 9,087 | 954 | 10,041 | 5 | | |
| Level 28 | Residence | 12,640 | | | | 9,794 | 1,892 | 954 | 10,748 | 9,087 | 954 | 10,041 | 5 | | |
| Level 29 | Residence | 12,640 | | | | 9,794 | 1,892 | 954 | 10,748 | 9,087 | 954 | 10,041 | 5 | | |
| Level 30 | Residence | 12,640 | | | | 9,794 | 1,892 | 954 | 10,748 | 9,087 | 954 | 10,041 | 5 | | |
| Level 31 | Residence | 12,640 | | | | 9,794 | 1,892 | 954 | 10,748 | 9,087 | 954 | 10,041 | 5 | | |
| Level 32 | Residence | 12,640 | | | | 9,794 | 1,892 | 954 | 10,748 | 9,087 | 954 | 10,041 | 5 | | |
| Level 33 | Residence | 12,640 | | | | 9,794 | 1,892 | 954 | 10,748 | 9,087 | 954 | 10,041 | 5 | | |
| Level 34 | Residence | 12,640 | | | | 9,794 | 1,892 | 954 | 10,748 | 9,087 | 954 | 10,041 | 5 | | |
| Level 35 | Residence | 12,668 | | | | 9,416 | 1,892 | 1,360 | 10,776 | 8,764 | 1,360 | 10,124 | 4 | | |
| Level 36 | Residence | 12,668 | | | | 9,416 | 1,892 | 1,360 | 10,776 | 8,764 | 1,360 | 10,124 | 4 | | |
| Level 37 | Residence | 12,668 | | | | 9,416 | 1,892 | 1,360 | 10,776 | 8,764 | 1,360 | 10,124 | 4 | | |
| Level 38 | Residence | 12,668 | | | | 9,416 | 1,892 | 1,360 | 10,776 | 8,764 | 1,360 | 10,124 | 4 | | |
| Level 39 | Residence | 12,670 | | | | 9,418 | 1,892 | 1,360 | 10,778 | 8,799 | 1,360 | 10,159 | 2 | | |
| Level 40 | Residence | 12,670 | | | | 9,418 | 1,892 | 1,360 | 10,778 | 8,799 | 1,360 | 10,159 | 2 | | |
| Level 41 | Mech | 6,000 | | | 6,000 | | | 2,450 | | | 2,450 | | | | |
| Total | | 664,386 | 156,998 | 6,698 | 18,213 | 366,795 | 79,376 | 40,053 | 414,742 | 340,064 | 40,053 | 377,667 | 214 | 320 | 69 |

*Interior GSF for residential units only, calculated center line of demising walls, centerline of corridor walls, and exterior face of exterior wall
**GSF of core, calculated from centerline of corridor walls
***Terrace GSF, calculated from exterior face of exterior walls, total terrace area
****Interior RSF, Paint to Paint calculation for residential units only
*****Terrace RSF, calculated from exterior face of exterior walls, total terrace area (same as Terrace GSF)
******Efficiency calculated by dividing Total Interior and Terrace GSF by Total GSF

## PROJECT LOCATION



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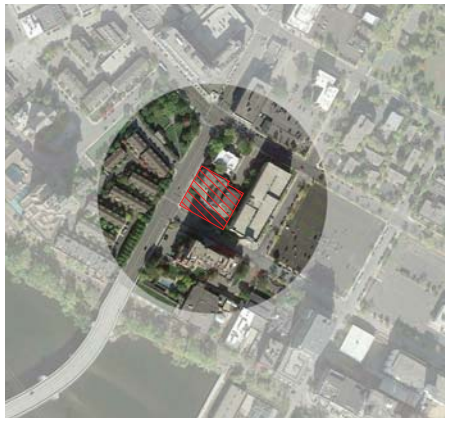


Site Location

## PROJECT TEAM

**Owner/Developer:** Alatus LLC
800 Nicollet Mall
Suite 2850
Minneapolis, MN 55402

**Architect:** Elness Swenson Graham Architects Inc.
500 Washington Ave. South, Suite 1080
Minneapolis, MN 55415
Ph: 612-339-5508
Fx: 612-339-5382

**Landscape:** David Motzenbecker
Cuningham Group
St. Anthony Main
201 Main St. SE, Suite 325
Minneapolis, MN 55414
Ph: 612-379-3400
Fx: 612-379-4400

**Contractor:** Doran Construction
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
Ph: 612-568-0475
Fx: 952-288-2001

**Civil:** T.B.D.

**Structural Engineer:** T.B.D.

**Mechanical, Electrical, Plumbing Engineers:** T.B.D.

## SHEET INDEX



| SHEET NUMBER | SHEET NAME | HPC APPLICATION 11/04/2015 | HPC APPLICATION 2/23/2016 | COMMITTEE OF THE WHOLE 6/30/2016 |
|---|---|---|---|---|
| GENERAL INFORMATION | | | | |
| T1.1 | TITLE SHEET | • | • | • |
| V1.0 | EXISTING SURVEY | | • | • |
| LANDSCAPE | | | | |
| LA100 | LANDSCAPE PLAN | | • | • |
| ARCHITECTURAL | | | | |
| A0.0 | ARCHITECTURAL SITE PLAN | • | • | • |
| A0.1 | EXISTING CONTEXT IMAGES | • | • | • |
| A0.2 | EXISTING CONTEXT IMAGES | • | • | • |
| A0.3 | BUILDING PERSPECTIVES | • | • | • |
| A0.4 | BUILDING PERSPECTIVES | • | • | • |
| A0.5 | BUILDING PERSPECTIVES | • | • | • |
| A0.6 | SHADOW STUDY | • | • | • |
| A0.7 | EXTERIOR MATERIALS | | • | • |
| A1.0 | STREET LEVEL PLAN, P1-P3, 2-4, 5 | • | • | • |
| A1.1 | PLANS 6-30, 31-32, 33-40 | • | • | • |
| A3.1 | EXTERIOR ELEVATIONS | • | • | • |
| A3.2 | EXTERIOR ELEVATIONS | • | • | • |
| A5.1 | WALL SECTIONS | | • | • |
| A5.2 | WALL SECTIONS | | • | • |
| A5.3 | WALL SECTIONS | | • | • |
| A6.1 | EXTERIOR DETAILS | • | • | • |



200 CENTRAL AVE
Minneapolis, MN

ALATUS

esg


elness swenson graham architects
500 washington avenue south
minneapolis minnesota 55415
p. 612.339.5508
f. 612.339.5382
www.esgarch.com


I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature

Typed or Printed Name

License # Date

NOT FOR CONSTRUCTION

COMMITTEE OF THE WHOLE PACKAGE JUNE, 30, 2016

ORIGINAL ISSUE: 11/04/15

REVISIONS

No. Description Date

214519
PROJECT NUMBER

ESG ESG
DRAWN BY CHECKED BY

KEY PLAN

200 CENTRAL AVE

TITLE SHEET

T1.1

6-30-2016 1:15:52 PM

**Project Overview**

The proposed use for the project site is a 40-story, 214 unit, luxury residential tower with retail on the ground floor, three levels of underground and three levels of above ground parking. The first four floors will form a pedestrian-scaled podium level, above which will rise a slender point tower. The existing building on the site, the Washburn-McReavy Funeral Chapel building at 200 Central Avenue SE, formerly known as the St. Anthony Commercial Club, and an addition known as the St. Anthony Athletic Club building at 113 2nd Street SE, will be demolished. The project intent is to design a contemporary, high-quality and durable building that will be an attractive addition to the City's built environment without detracting from its historic character. The project will greatly enhance the pedestrian realm and respond to important City goals for increased residential density and transit-oriented development.

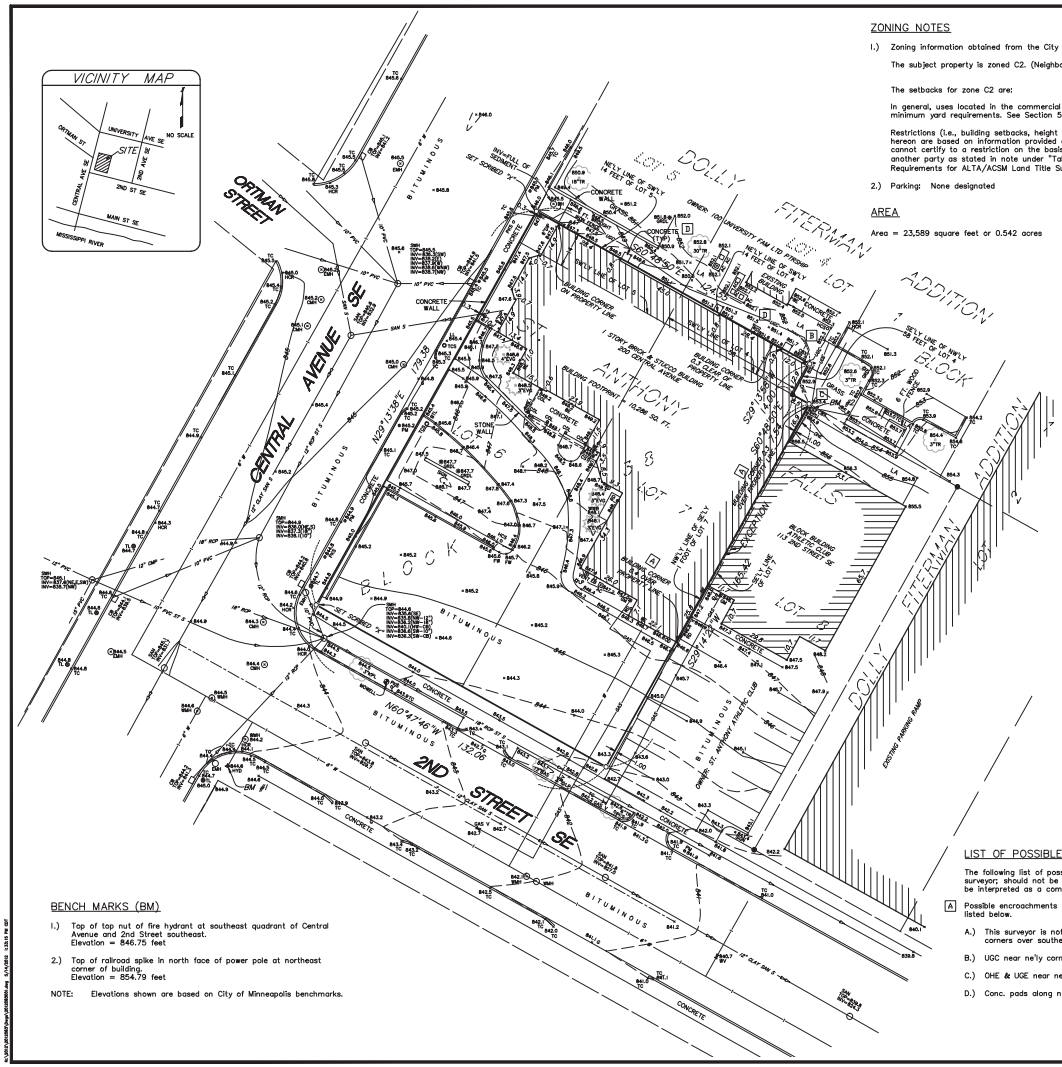
**Design Intent and Goals**

The design strategy calls for a time tested podium / point tower approach that adds active transparent street front uses to this otherwise quiet site that is currently fronted with parking lots. The proposed construction creates a 4-story podium that maintains the scale of the historic commercial buildings in the St. Anthony Falls Historic District, notably those along Main Street SE where there are 19th century, 3-story commercial buildings. The cladding of this podium will be primarily in glass and stone, even on the non-primary facade. The stone will tie the podium back to the cladding of historic buildings in the area, including the Pillsbury Library and Pillsbury A-Mill, among others. The tower portion of the project is primarily glass with polished pre-cast concrete and is set back significantly from the east and south property lines. Along the east property line, the tower is set back between 75 and 83 feet from the property line and 85 to 94 feet from the adjacent parking ramp. Along 2nd Street the tower is set back between 37 and 50 feet from the property line and approximately 60 feet from the street curb. At the north side (adjacent to the Pillsbury Library property) the tower is set back between 10 and 17 feet from the property line. The site area is 37,000 sf and the tower has a footprint of approximately 12,600 sf. The tower is roughly one-third the size of the site area. This is consistent with examples from other peer cities in locating point towers adjacent to iconic and historic buildings.

A highly visible commercial space with residential liner units above will front along Central Avenue and 2nd Street, bringing life and activity to this block. The residential lobby will be located off of 2nd Street. Service access will be provided from a one way drive off of Central Avenue. Residential parking will be located in three levels below grade, and three levels above grade, all accessed from 2nd Street. A total of 389 parking stalls are provided, which includes 69 tandem stalls. The fifth floor will serve as the amenity level for the project with a swimming pool and other amenities. The 4-story building podium will screen a portion of the west side of the existing, 9-story St. Anthony Main parking ramp.

The proposed Type 1 construction point tower is in direct response to ongoing neighborhood and city suggestions for creating innovative, high-density, concrete and glass residential towers. Higher density residential development is appropriate at this location because it is along a transit and transportation corridor and near a commercial center. The proposed project is consistent with City goals for an expanded downtown residential population of 70,000 by 2025.

The site is sustainable, maximizing walkability for residents to nearby neighborhood services and amenities, as well as walkability into the downtown core. The site is a transit-oriented location because of its adjacency to several bus lines and bicycle lanes. The applicant is proposing bike and car sharing services to be integrated into the project for use by residents and the general public. Additionally, the parking structure will be built with a flat floorplate so that it may be converted to another use later in life. The building will be set back 8 feet along Central Avenue to reinforce and promote the pedestrian realm. The entire pedestrian zone along Central Avenue and 2nd Street will be reconstructed and landscaped with over-story canopy trees and extensive plantings.




## ZONING NOTES

1.) Zoning information obtained from the City of Minneapolis web site on May 3, 2012.

The subject property is zoned C2. (Neighborhood Corridor Commercial District)

The setbacks for zone C2 are:

In general, uses located in the commercial districts shall not be subject to minimum yard requirements. See Section 548.140 of the Municipal Code for details.

Restrictions (i.e., building setbacks, height and bulk restrictions, etc.) shown hereon are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party as stated in note under "Table A" of "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys".

2.) Parking: None designated

## AREA

Area = 23,589 square feet or 0.542 acres

## LEGEND

| | |
|---|---|
| o | Denotes iron monument set marked with P.L.S. No. 44900, unless otherwise noted |
| ● | Denotes found iron monument |
| AC | Denotes air conditioner |
| BE | Denotes building entrance |
| BH | Denotes beehive catch basin |
| BTL | Denotes beaver tail curb |
| CB | Denotes catch basin |
| CBX | Denotes communication box |
| CMH | Denotes communication manhole |
| CMP | Denotes corrigated metal pipe |
| COL | Denotes building column |
| CST | Denotes concrete steps |
| DIP | Denotes ductile iron pipe |
| EB | Denotes electric box |
| EMH | Denotes electric manhole |
| FW | Denotes face of walk |
| G | Denotes gutter |
| GAS V | Denotes gas valve |
| GRDL | Denotes ground light |
| GM | Denotes gas meter |
| GP | Denotes guard post |
| HCR | Denotes handicap ramp |
| HCS | Denotes handicap sign |
| HYD | Denotes fire hydrant |
| INV | Denotes structure invert |
| LA | Denotes landscaped area |
| LL | Denotes light location |
| LP | Denotes light pole |
| MOWELL | Denotes monitoring well |
| OD | Denotes overhead door |
| OHC | Denotes overhead communication line |
| OHE | Denotes overhead electric line |
| PKS | Denotes parking sign |
| PM | Denotes parking meter |
| PPU | Denotes utility power pole |
| PVC | Denotes polyvinylchloride pipe |
| RCP | Denotes reinforced concrete pipe |
| RD | Denotes roof drain |
| SAN | Denotes sanitary manhole |
| SAN S | Denotes sanitary sewer |
| SMH | Denotes storm manhole |
| ST S | Denotes storm sewer |
| TC | Denotes top of concrete curb |
| TL | Denotes traffic light |
| UGC | Denotes underground communication line |
| UGE | Denotes underground electric line |
| W | Denotes water line |
| WMH | Denotes water manhole |
| WV | Denotes water valve |
| WWB | Denotes wood wall bottom |
| BAS | Denotes Basswood tree |
| EVG | Denotes evergreen tree |
| MPL | Denotes Maple tree |
| TR | Denotes deciduous tree |

## GENERAL NOTES

1.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax information web site. Ownership information is subject to revision upon receipt of a title search by a title insurance company.

2.) Survey coordinate basis: Hennepin County Coordinate System

## UTILITY NOTES

1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.

2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 121242200.

4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

## FLOOD ZONE NOTE

1.) The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 27017C0357E, dated September 2, 2004.

## DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company Commitment for Title Insurance, Commitment No. NCS-540411-MPLS, Effective date April 22, 2012.)

The rear or Southwesterly 14 feet of the Northwesterly 58 feet of Lot 4;
The rear or Southwesterly 14 feet of Lot 5; Block 38, St. Anthony Falls,
Lot 6,
Lot 7, except the Southeasterly 1 foot thereof, Block 38, St. Anthony Falls.

(Certificate of Title No. 793698)

Property is located in Hennepin County, Minnesota.

## PLAT RECORDING INFORMATION

The plat of St. Anthony Falls was filed of record on July 17, 1891.

## TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance, Commitment No. NCS-540411-MPLS, Effective date April 22, 2012, was relied upon as to matters of record.

### Schedule B Exceptions:

There are no easements listed in Schedule B – Section 2 of the title commitment to be shown.

## BENCH MARKS (BM)

1.) Top of top nut of fire hydrant at southeast quadrant of Central Avenue and 2nd Street southeast.
Elevation = 846.75 feet

2.) Top of railroad spike in north face of power pole at northeast corner of building.
Elevation = 854.79 feet

NOTE: Elevations shown are based on City of Minneapolis benchmarks.

## LIST OF POSSIBLE ENCROACHMENTS

The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

[A] Possible encroachments are indicated on survey with boxed letters as listed below.

A.) This surveyor is not aware of a Party Wall Agreement – Building corners over southeast property line.

B.) UGC near ne'ly corner.

C.) OHE & UGE near ne'ly corner.

D.) Conc. pads along n'ly line of building.

## SURVEYOR'S CERTIFICATION

To: Opus Development Corporation, an Illinois corporation; McReavy Swanson Building Limited Partnership, a Minnesota limited partnership and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 11(b) and 13 of Table A thereof. The field work was completed on May 15, 2012.

Dated this 15th day of May, 2012.

SUNDE LAND SURVEYING, LLC.

By: Arlee J. Carlson
Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

N

20 0 20 40
SCALE IN FEET

| Revision | By | Date |
|---|---|---|
| | MAP | |

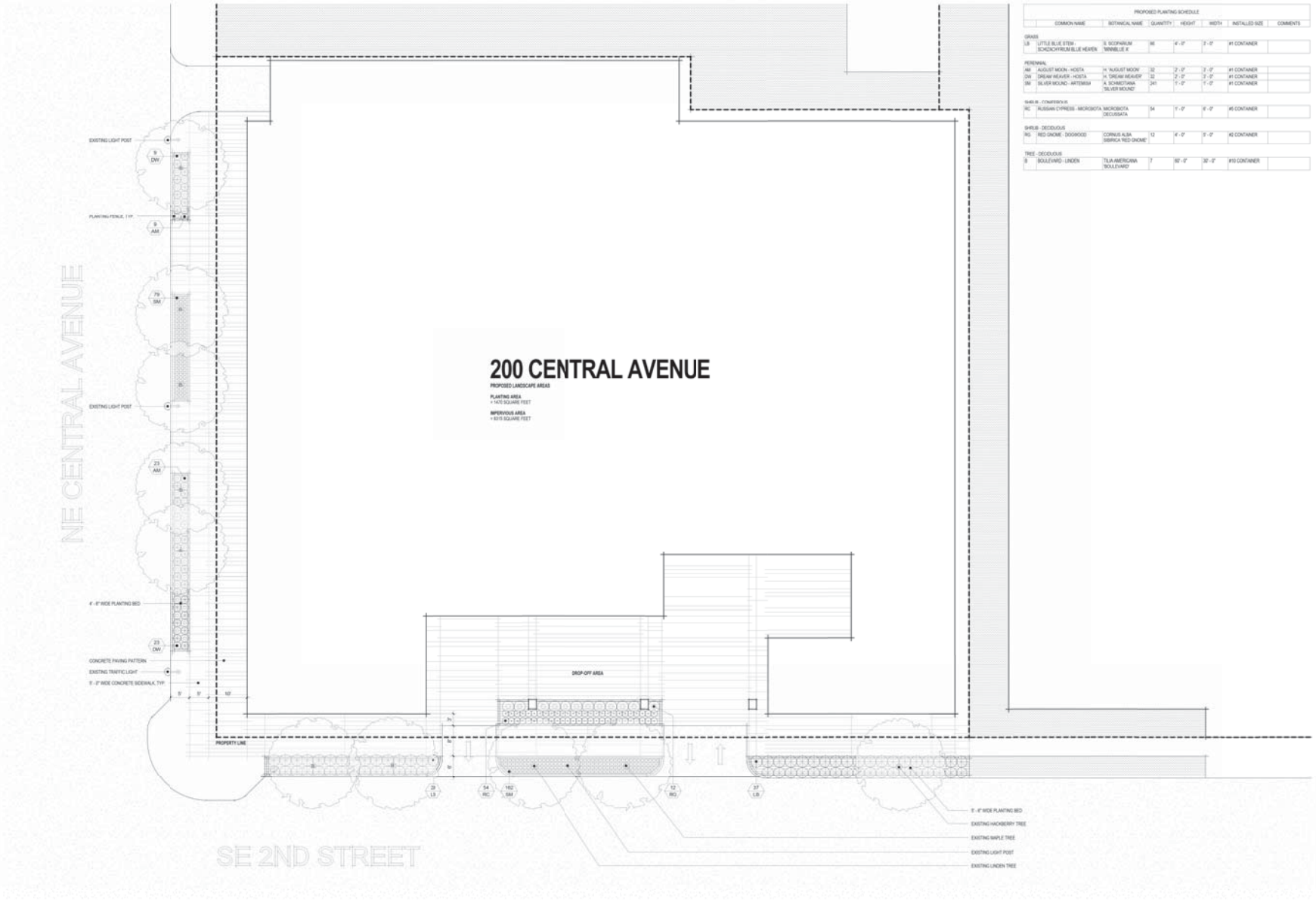
Drawing Title:
**ALTA/ACSM LAND TITLE SURVEY FOR:**
**OPUS DEVELOPMENT CORPORATION**
**200 CENTRAL AVENUE, MINNEAPOLIS, MN**

SUNDE LAND SURVEYING
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2456 (Fax: 952-888-9526)
www.sunde.com

| | |
|---|---|
| Project: 2012-083 Bk/Pg: 737/47 | Date: 05/15/2012 |
| Township: 29 Range: 24 Section: 23 | Sheet: 1 of 1 |
| File: 2012083001.dwg | |

JOB No. 12083 DRAWN: TL Plot Date: May 15, 2012 Plot Time: 12:00 PM

200 CENTRAL AVE
Minneapolis, MN




PROPOSED PLANTING SCHEDULE

| | COMMON NAME | BOTANICAL NAME | QUANTITY | HEIGHT | WIDTH | INSTALLED SIZE | COMMENTS |
|---|---|---|---|---|---|---|---|
| GRASS | | | | | | | |
| LB | LITTLE BLUE STEM - SCHIZACHYRIUM BLUE HEAVEN | S. SCOPARIUM 'MINNBLUE X' | 86 | 4' - 0" | 3' - 0" | #1 CONTAINER | |
| PERENNIAL | | | | | | | |
| AM | AUGUST MOON - HOSTA | H. 'AUGUST MOON' | 32 | 2' - 0" | 2' - 0" | #1 CONTAINER | |
| DW | DREAM WEAVER - HOSTA | H. 'DREAM WEAVER' | 32 | 2' - 0" | 2' - 0" | #1 CONTAINER | |
| SM | SILVER MOUND - ARTEMISIA | A. SCHMIDTIANA 'SILVER MOUND' | 241 | 1' - 0" | 1' - 0" | #1 CONTAINER | |
| SHRUB - CONIFEROUS | | | | | | | |
| RC | RUSSIAN CYPRESS - MICROBIOTA | MICROBIOTA DECUSSATA | 54 | 1' - 0" | 6' - 0" | #5 CONTAINER | |
| SHRUB - DECIDUOUS | | | | | | | |
| RG | RED GNOME - DOGWOOD | CORNUS ALBA SIBIRICA RED GNOME | 12 | 4' - 0" | 5' - 0" | #2 CONTAINER | |
| TREE - DECIDUOUS | | | | | | | |
| B | BOULEVARD - LINDEN | TILIA AMERICANA 'BOULEVARD' | 7 | 50' - 0" | 30' - 0" | #10 CONTAINER | |

1 LANDSCAPE PLAN
LA100 1" = 10'-0"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REVISIONS

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|---|---|---|

214519
PROJECT NUMBER

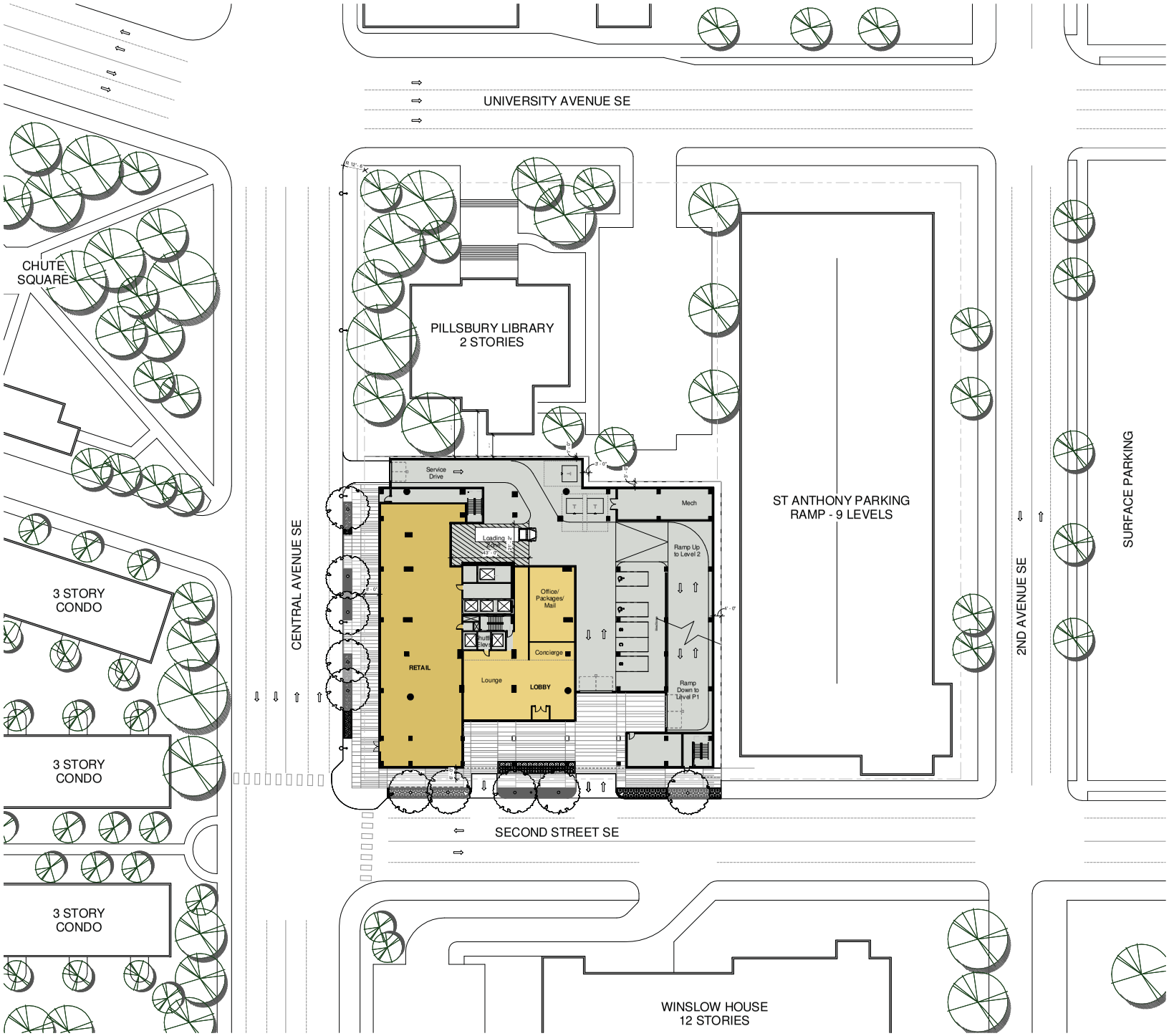
CGA DRAWN BY
CGA CHECKED BY

KEY PLAN

200 CENTRAL AVE

LANDSCAPE PLAN
LA100

6/16/2016 3:15:01 PM




Scale: 1" = 20'

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PLAN NORTH

200 CENTRAL AVE

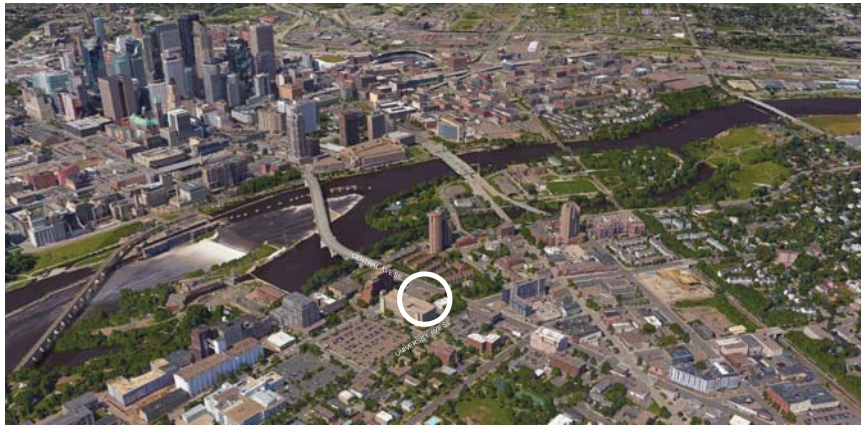
ARCHITECTURAL SITE PLAN

A0.0

6/30/2016 1:35:44 PM

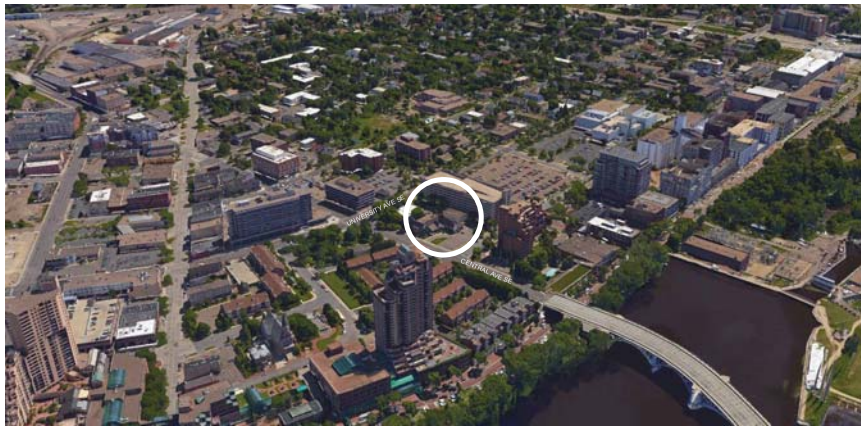
200 CENTRAL AVE
Minneapolis, MN

BIRDSESYE VIEW FROM EAST




BIRDSESYE VIEW FROM SOUTH

BIRDSESYE VIEW FROM NORTH




BIRDSESYE VIEW FROM WEST

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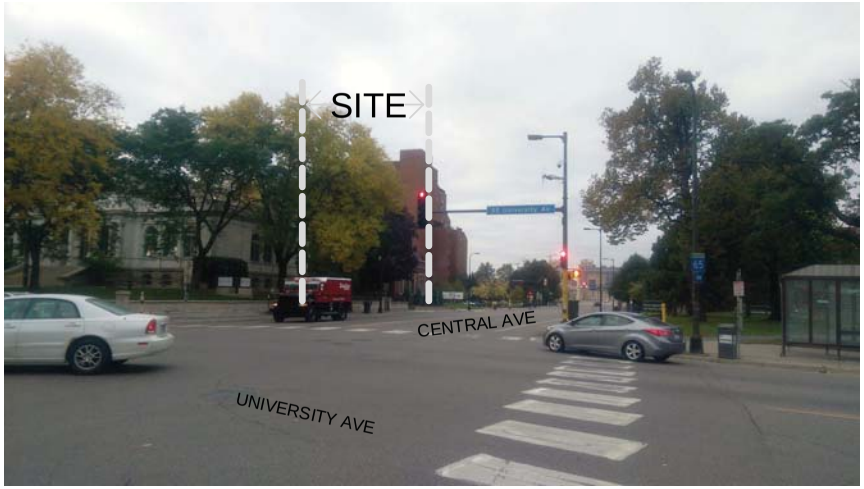
200 CENTRAL AVE

EXISTING CONTEXT IMAGES

A0.1

6/30/2016 12:26:14 PM



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200 CENTRAL AVE

EXISTING CONTEXT IMAGES

A0.2

6/30/2016 12:28:15 PM

PEDESTRIAN VIEW ALONG CENTRAL AVE

PEDESTRIAN VIEW FROM UNIVERSITY AVE

6-30-2016 12:26:18 PM

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200 CENTRAL AVE

BUILDING PERSPECTIVES

A0.3

BIRDSEYE VIEW LOOKING NORTHEAST

BIRDSEYE VIEW LOOKING NORTHWEST

BIRDSEYE VIEW LOOKING SOUTHEAST

BIRDSEYE VIEW LOOKING SOUTHWEST

6/20/2016 1:15:50 PM

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200 CENTRAL AVE

BUILDING PERSPECTIVES

A0.4

200 CENTRAL AVE
Minneapolis, MN

PEDESTRIAN VIEW AT CORNER OF CENTRAL AND 2ND

PEDESTRIAN VIEW ALONG CENTRAL AVE

PEDESTRIAN VIEW ALONG 2ND STREET

PEDESTRIAN VIEW ALONG CENTRAL AVE


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200 CENTRAL AVE

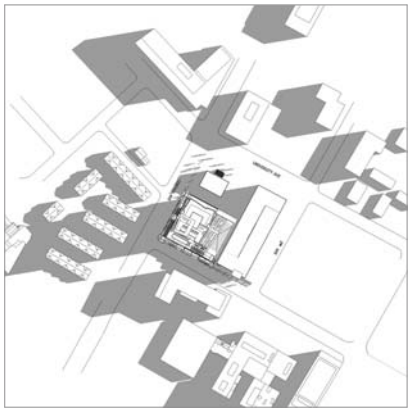
BUILDING PERSPECTIVES

A0.5

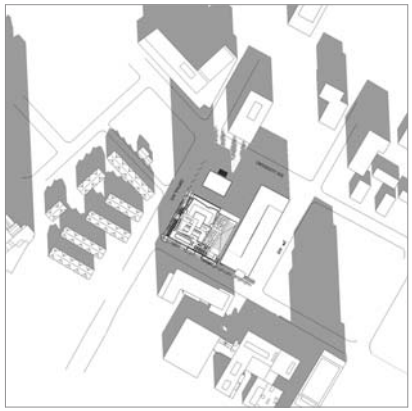
6/30/2016 1:32:45 PM

DECEMBER 21ST 9AM

MARCH / SEPTEMBER 21ST 8AM



JUNE 21ST 7AM



DECEMBER 21ST NOON

MARCH / SEPTEMBER 21ST NOON

JUNE 21ST NOON

DECEMBER 21ST 3PM

MARCH / SEPTEMBER 21ST 4PM

JUNE 21ST 5PM

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200 CENTRAL AVE

SHADOW STUDY

A0.6

6/30/2016 12:26:46 PM

5F METAL PANEL #2

5E METAL PANEL #1

5C METAL PANEL - WOOD TEXTURED

5B METAL PANEL - BRUSHED GRAPHITE

5A METAL PANEL - WINTER WHITE

3C ARCHITECTURAL PRECAST PANEL POLISHED - BUFF

3A ARCHITECTURAL PRECAST PANEL POLISHED - WHITE

2A MIXED STONE - SMOOTH AND TEXTURED

13B ARCHITECTURAL SCONCE

13A ARCHITECTURAL SCONCE

2B - SMOOTH

TEXTURED

1A FACE BRICK

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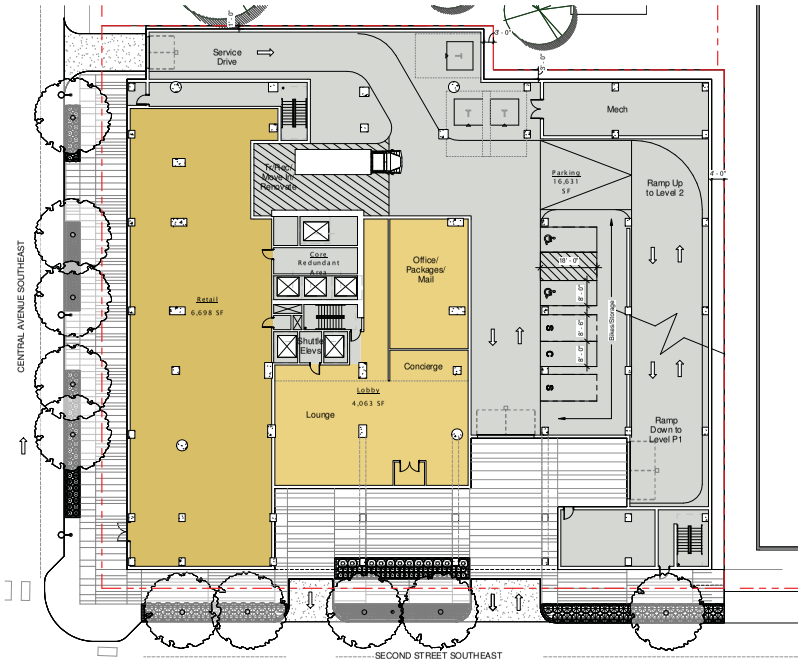
200 CENTRAL AVE

EXTERIOR MATERIALS

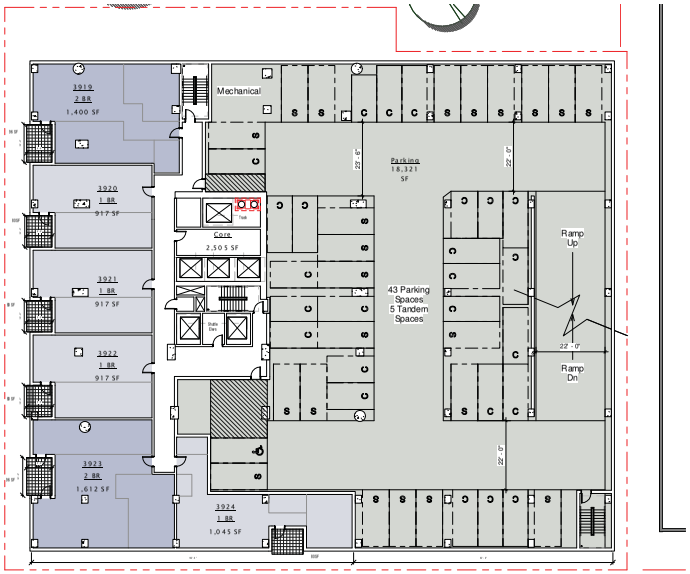
A0.7

6/30/2016 2:03:17 PM

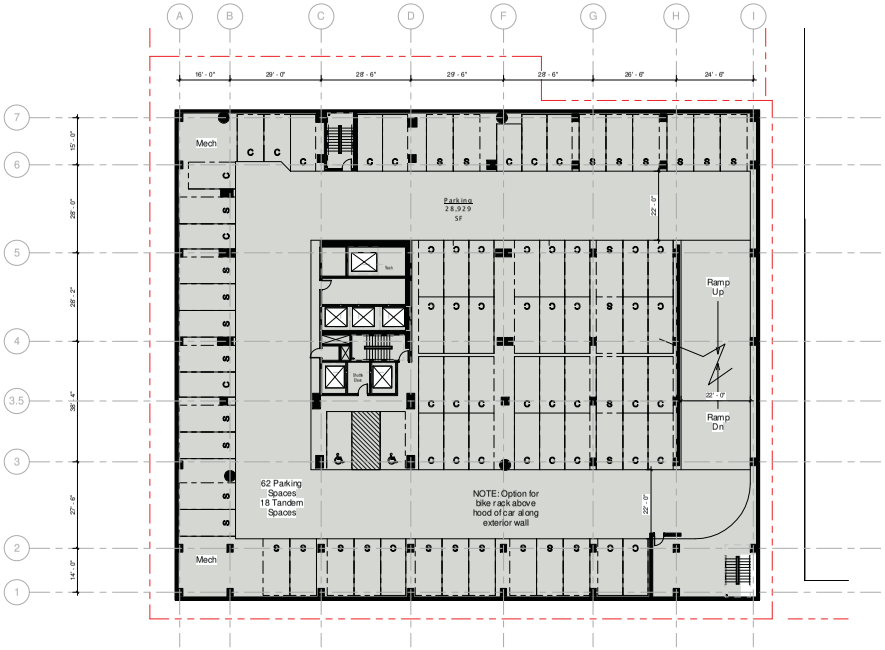
4 A1.0 **LEVEL 5**
1/16" = 1'-0"




2 A1.0 **STREET LEVEL PLAN**
1/16" = 1'-0"




5 A1.0 **LEVEL 2 (2-4 TYPICAL)**
1/16" = 1'-0"




1 A1.0 **BELOW GRADE PARKING LEVELS P1,P2,P3**
1/16" = 1'-0"

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200 CENTRAL AVE

STREET LEVEL PLAN_P1-P3_2-4_5

A1.0

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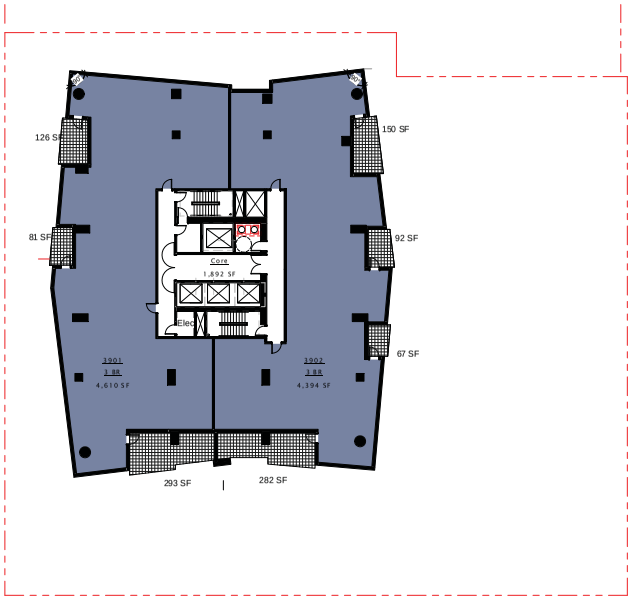
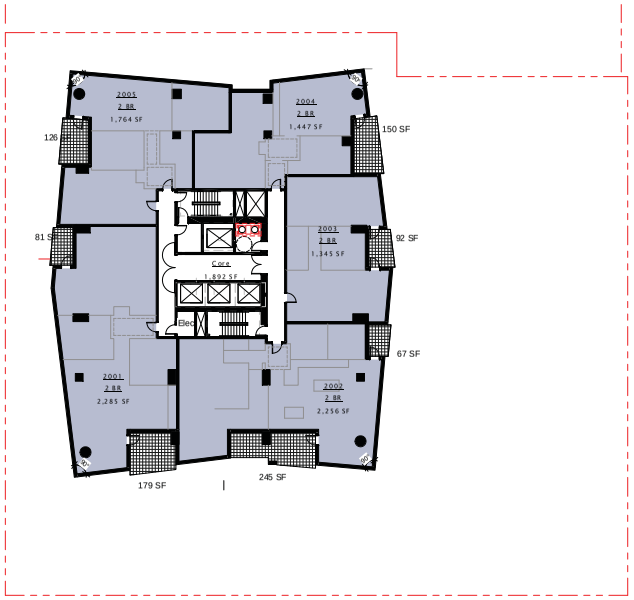
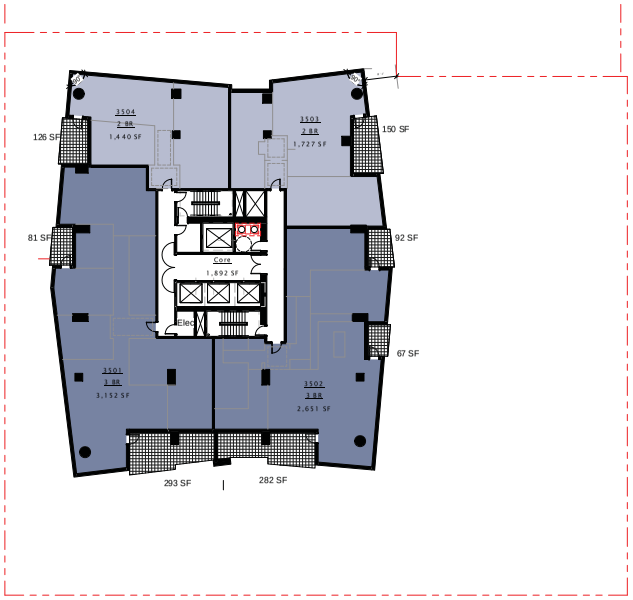



4 A1.1 **LEVEL 39-40**
1/16" = 1'-0"

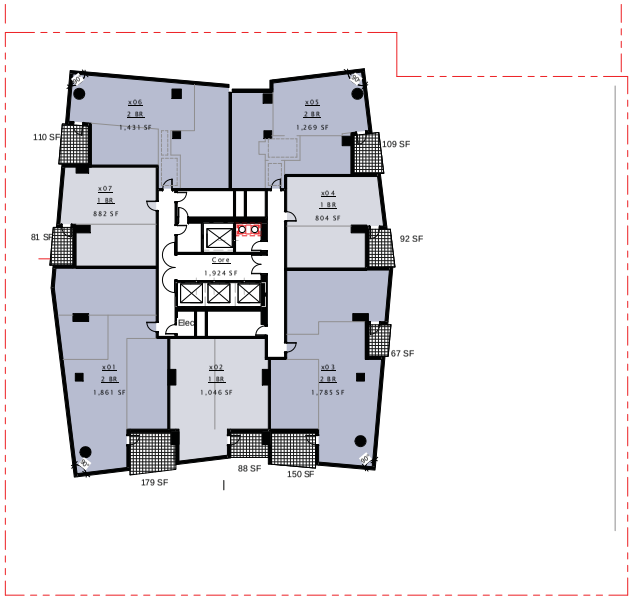
NOTE: SEE 6.1 FOR ROOF INFORMATION




2 A1.1 **LEVEL 20-34**
1/16" = 1'-0"




3 A1.1 **LEVEL 35-38**
1/16" = 1'-0"




1 A1.1 **LEVEL 6-19**
1/16" = 1'-0"

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PLANS 6-20_21-32_33-40

A1.1

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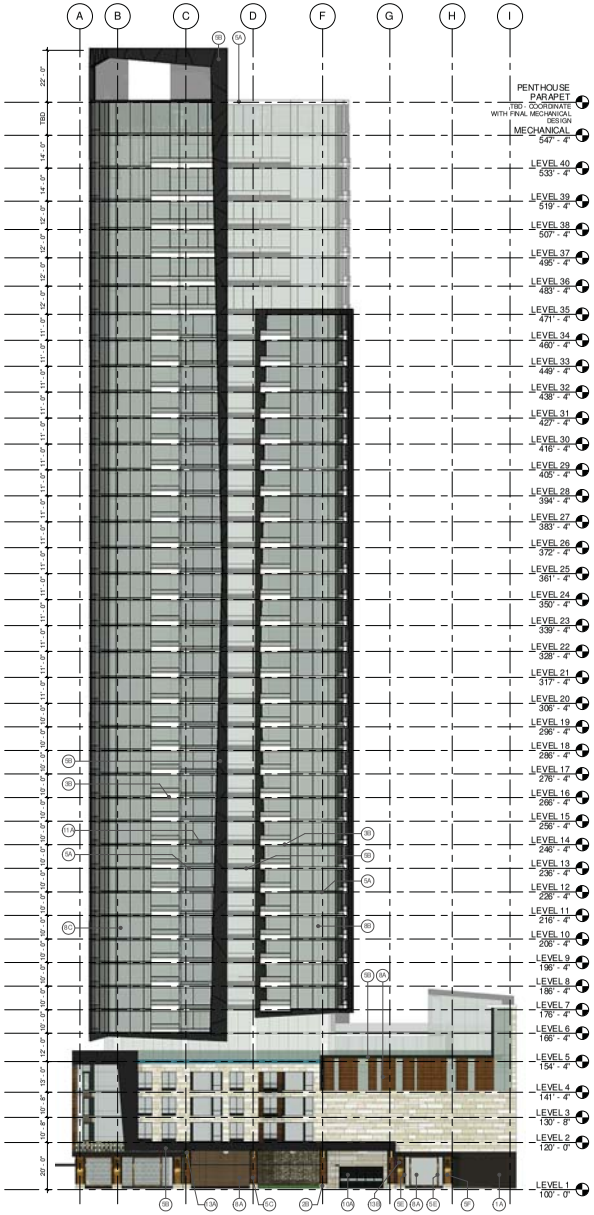
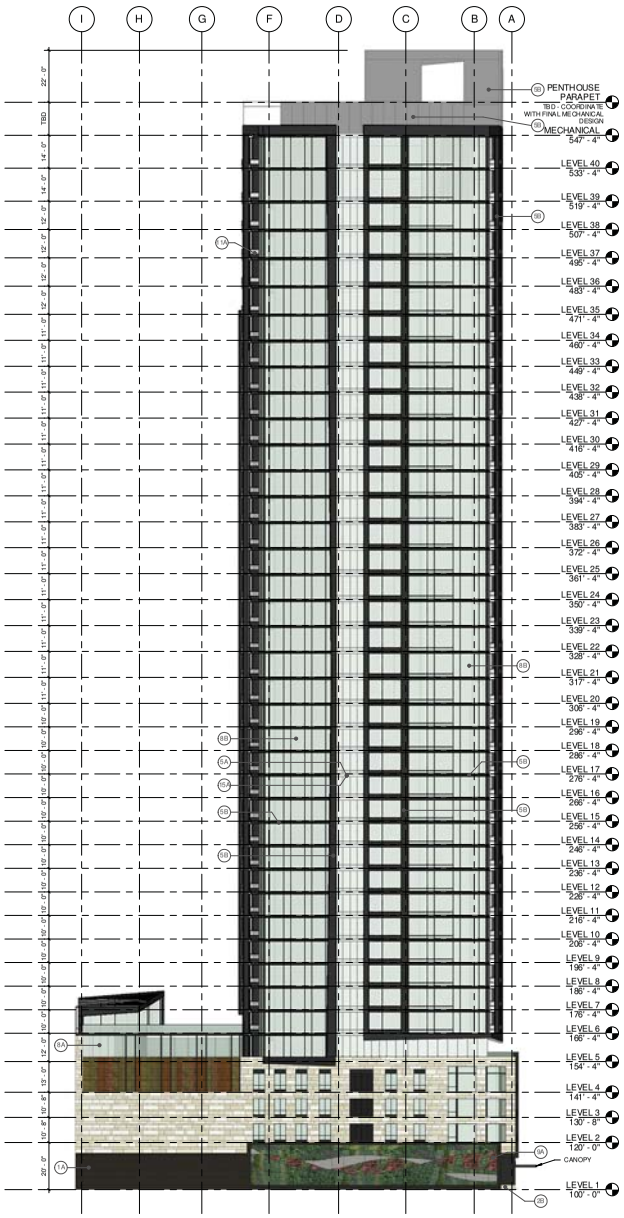



2 A3.1 **SOUTH ELEVATION**
3/64" = 1'-0"




1 A3.1 **NORTH ELEVATION**
3/64" = 1'-0"

| EXTERIOR MATERIAL KEYNOTES | |
|---|---|
| 1A | FACE BRICK |
| 2A | MIXED STONE - SMOOTH AND TEXTURED |
| 2B | STONE - SMOOTH |
| 3A | ARCHITECTURAL PRECAST PANEL POLISHED DARK |
| 3B | ARCHITECTURAL PRECAST PANEL POLISHED WHITE |
| 3C | ARCHITECTURAL PRECAST PANEL POLISHED BUFF |
| 5A | FLAT METAL PANEL - WHITE |
| 5B | FLAT METAL PANEL - BRUSHED GRAPHITE |
| 5C | WOOD TEXTURED METAL PANEL |
| 5E | METAL PANEL #1 |
| 5F | METAL PANEL #2 |
| 8A | STOREFRONT SYSTEM |
| 8B | WINDOW WALL |
| 8C | CURTAIN WALL SYSTEM |
| 8D | CURTAIN WALL SPANDREL PANEL |
| 9A | GREENSCREEN |
| 10A | OVERHEAD GARAGE DOOR |
| 11A | GLASS RAILING SYSTEM |
| 13A | DECORATIVE WALL-MOUNTED LIGHT FIXTURE |
| 13B | DECORATIVE WALL-MOUNTED LIGHT FIXTURE |
| 14A | METAL RAILING |
| 15A | METAL SLAB EDGE COVER |

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200 CENTRAL AVE

EXTERIOR ELEVATIONS

A3.1

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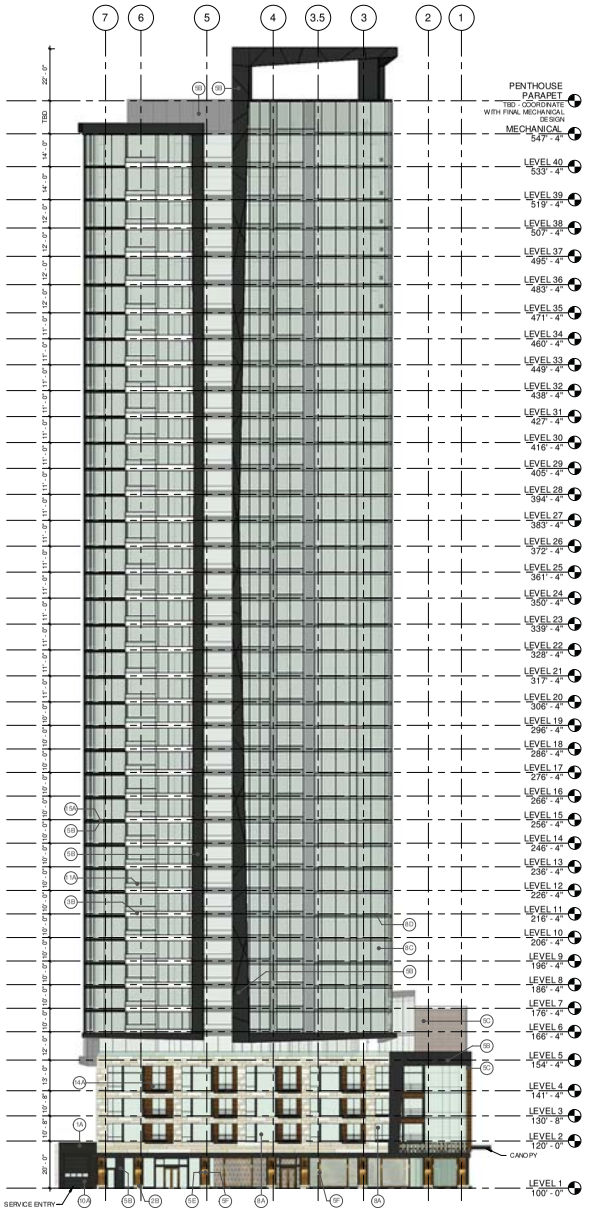
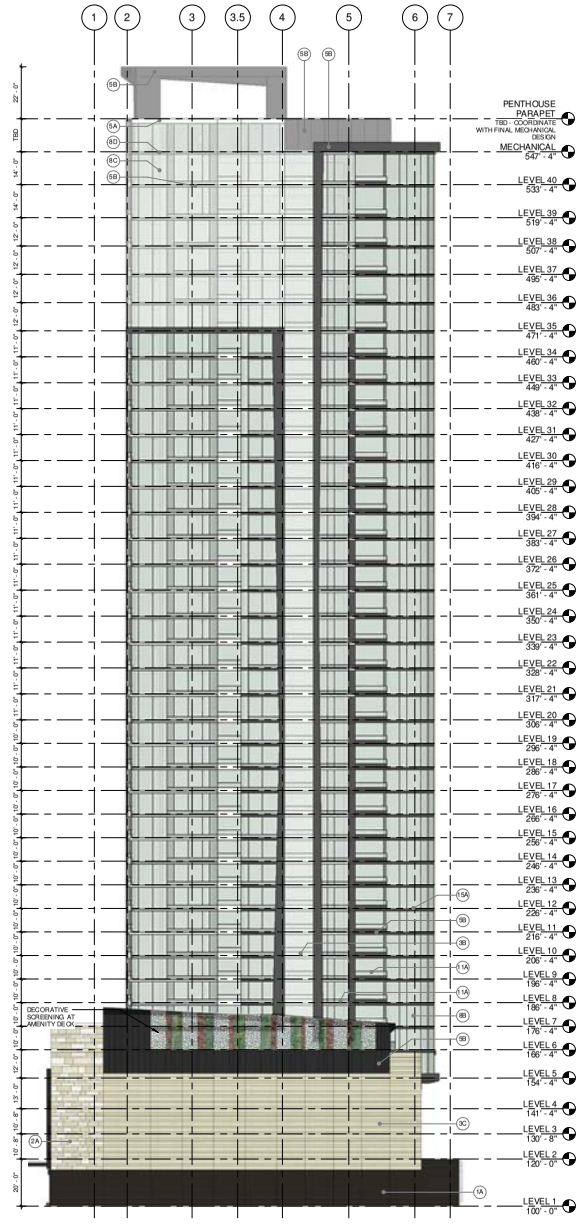



2 A3.2 **WEST ELEVATION** 3/64" = 1'-0"




1 A3.2 **EAST ELEVATION** 3/64" = 1'-0"

| EXTERIOR MATERIAL KEYNOTES | |
|---|---|
| 1A | FACE BRICK |
| 2A | MIXED STONE - SMOOTH AND TEXTURED |
| 2B | STONE - SMOOTH |
| 3A | ARCHITECTURAL PRECAST PANEL POLISHED DARK |
| 3B | ARCHITECTURAL PRECAST PANEL POLISHED WHITE |
| 3C | ARCHITECTURAL PRECAST PANEL POLISHED BUFF |
| 5A | FLAT METAL PANEL - WHITE |
| 5B | FLAT METAL PANEL - BRUSHED GRAPHITE |
| 5C | WOOD TEXTURED METAL PANEL |
| 5E | METAL PANEL #1 |
| 5F | METAL PANEL #2 |
| 8A | STOREFRONT SYSTEM |
| 8B | WINDOW WALL |
| 8C | CURTAIN WALL SYSTEM |
| 8D | CURTAIN WALL SPANDREL PANEL |
| 9A | GREENSCREEN |
| 10A | OVERHEAD GARAGE DOOR |
| 11A | GLASS RAILING SYSTEM |
| 13A | DECORATIVE WALL-MOUNTED LIGHT FIXTURE |
| 13B | DECORATIVE WALL-MOUNTED LIGHT FIXTURE |
| 14A | METAL RAILING |
| 15A | METAL SLAB EDGE COVER |

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EXTERIOR ELEVATIONS

A3.2

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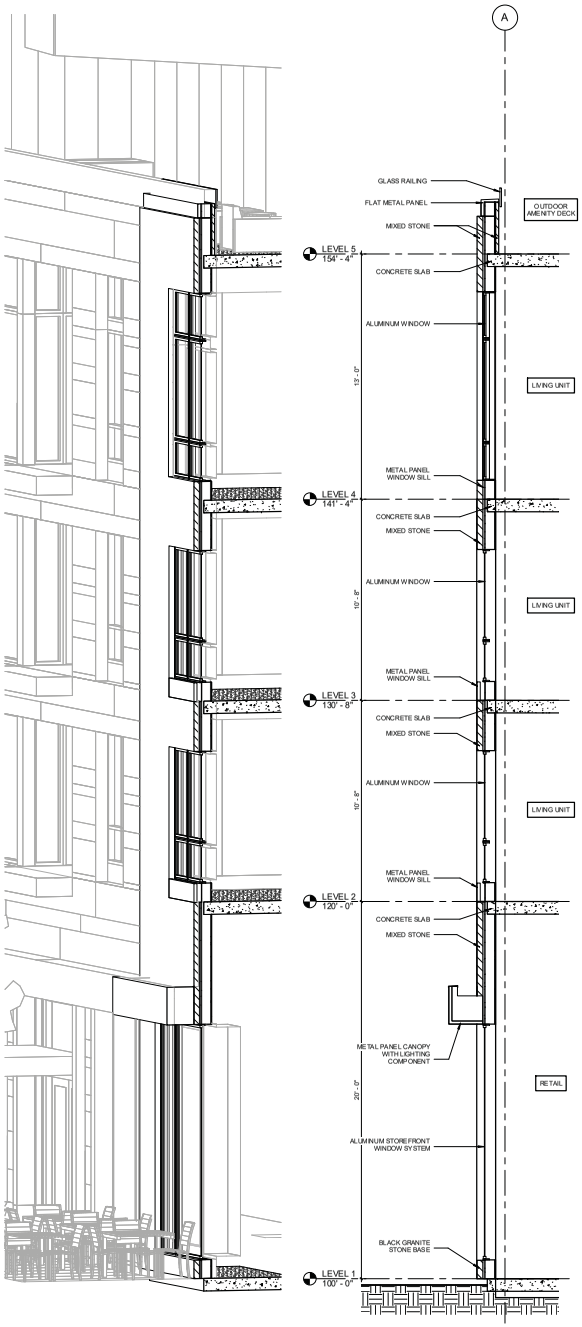
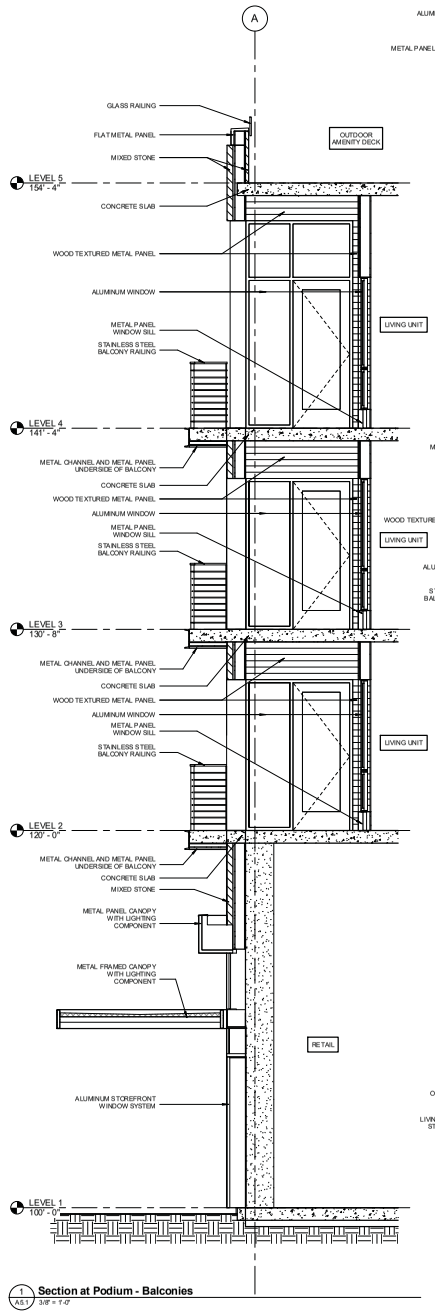



4 AS.1 **Perspective Section at Podium - 1**

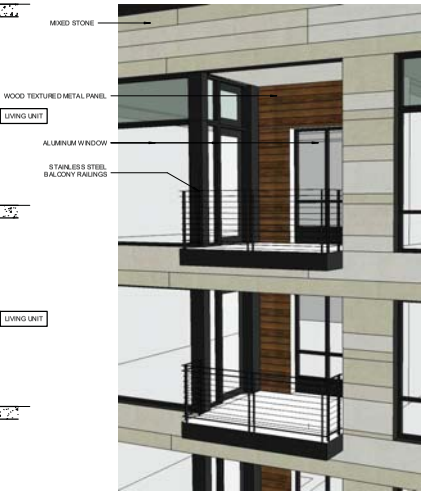
3 AS.1 **Section at Podium - Punch Openings** 3/8" = 1'-0"

2 AS.1 **Perspective Section at Podium - 2**




1 AS.1 **Section at Podium - Balconies** 3/8" = 1'-0"

TYPICAL PUNCHED WINDOW AT PODIUM




TYPICAL BALCONY AT PODIUM

SERVICE ENTRY - NORTHWEST CORNER

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ORIGINAL ISSUE: 02/23/16

REVISIONS

| No. | Description | Date |
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214519
PROJECT NUMBER

ESG DRAWN BY ESG CHECKED BY

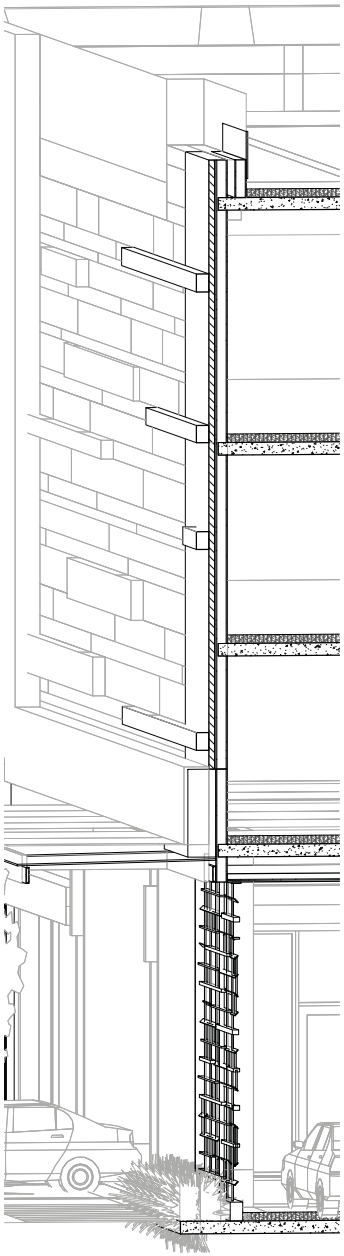
KEY PLAN

200 CENTRAL AVE

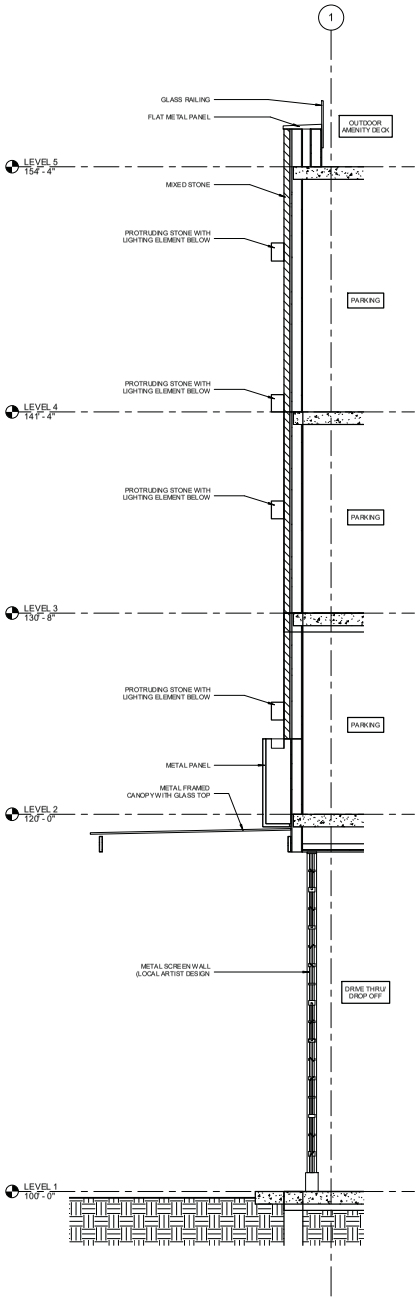
WALL SECTIONS

A5.1

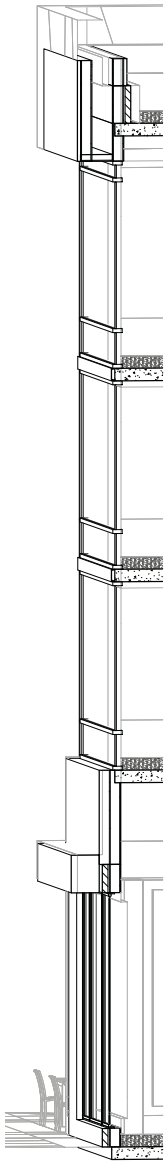
2/23/2016 11:06:41 AM



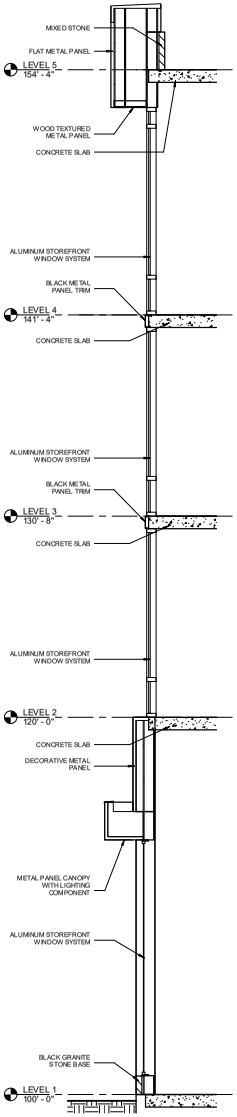
4 A5.2 **Perspective Section at Podium - 3**




3 A5.2 **Section at Podium - Front Entry**
3/8" = 1'-0"

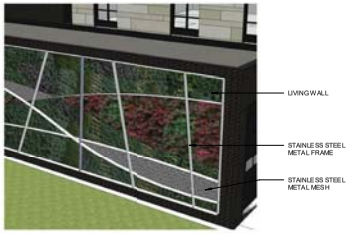


2 A5.2 **Perspective Section at Podium - 4**



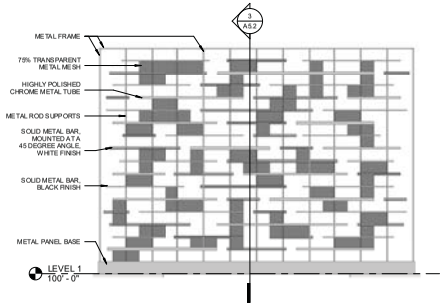

1 A5.2 **Section at Podium - SW Corner**
3/8" = 1'-0"

PERSPECTIVE AT TRANSFORMER SCREEN WALL




PERSPECTIVE AT LIVING DECORATIVE WALL

PERSPECTIVE AT ENTRY SCREEN WALL




5 A5.2 **ELEVATION OF SCREEN WALL AT ENTRY**
1/4" = 1'-0"

200 CENTRAL AVE
Minneapolis, MN

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A5.2

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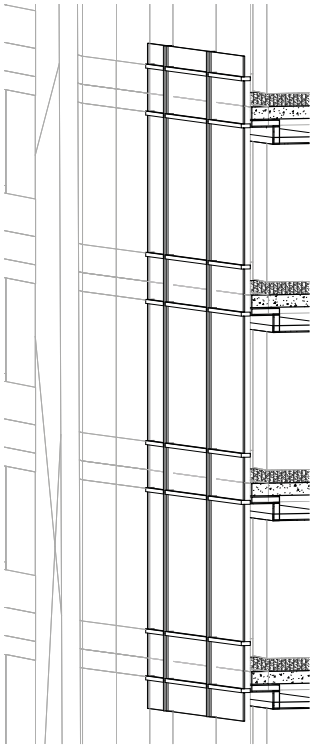
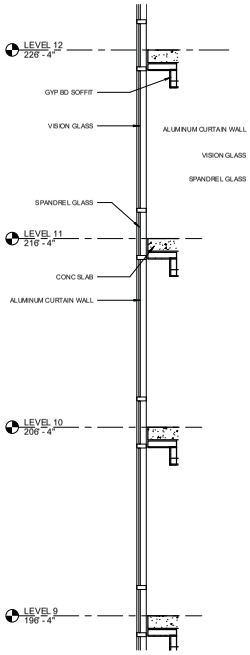
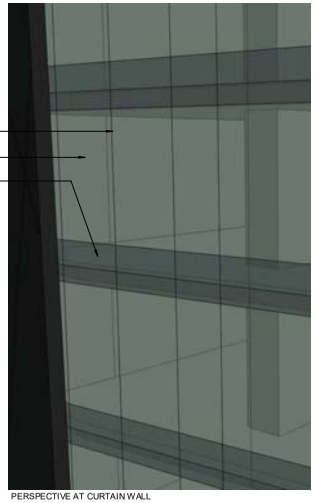


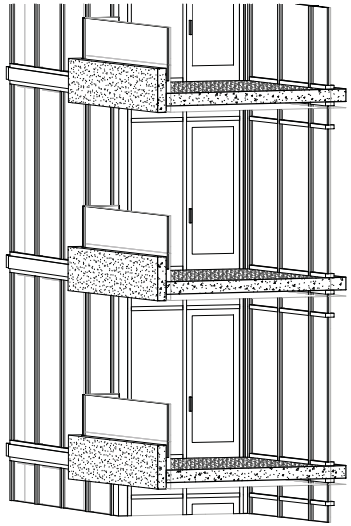
1 A5.3 **Perspective Section at Curtain Wall**



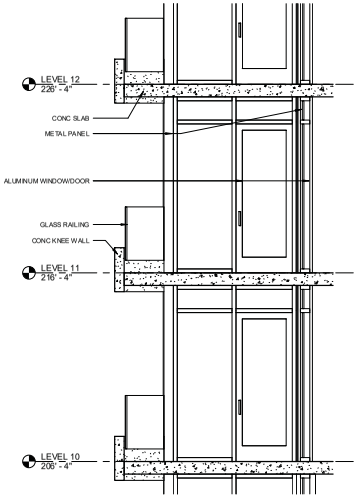

2 A5.3 **Section at Curtain Wall**
3/8" = 1'-0"



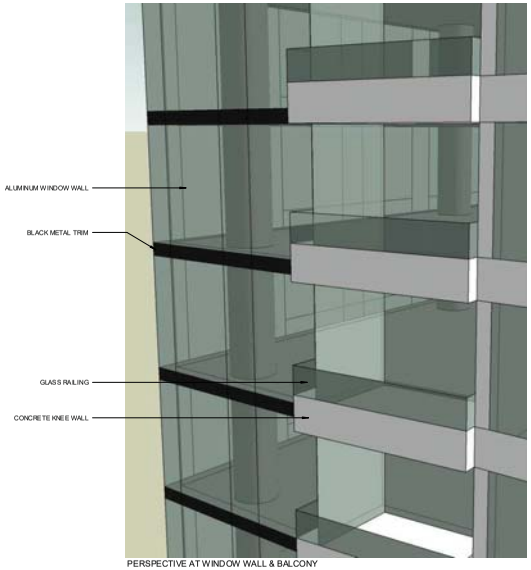
PERSPECTIVE AT CURTAIN WALL



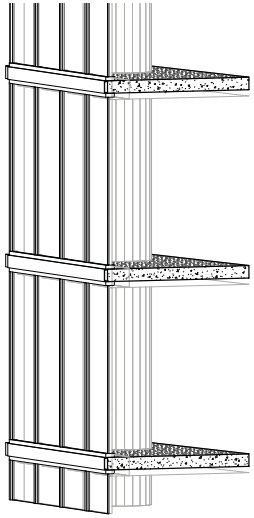
3 A5.3 **Perspective Section at Typical Balcony**



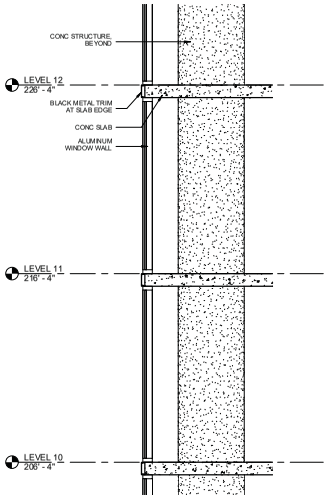

4 A5.3 **Section at Typical Balcony**
3/8" = 1'-0"




PERSPECTIVE AT WINDOW WALL & BALCONY



5 A5.3 **Perspective Section at Window Wall**




6 A5.3 **Section at Window Wall**
3/8" = 1'-0"

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200 CENTRAL AVE

WALL SECTIONS

A5.3

2/23/2016 11:12:27 AM

PERSPECTIVE OF ROOF TERRACE

PERSPECTIVE OF ROOF TOP MECHANICAL

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200 CENTRAL AVE

EXTERIOR DETAILS

A6.1

6/30/2016 12:26:18 PM