



CRITERIA**RENTAL CONDOMINIUM DEVELOPMENT PLAN****LUXURY RENTAL APARTMENT DEVELOPMENT PLAN**

Floors

8 Story Building from Lake Street
Least amount of height and density Greystar
can justify doing a higher quality building

6 Floors from Lake Street

Building height

89 feet

68 feet

Building Type

Type I Building

Type III Building

Framing Material

Concrete or Steel

Wood-frame

Life Expectancy

100 year asset

40 year

Finishes

Condominium quality Finishes

Luxury Apartment Standard

Average SF

1,600 sf avg unit size

795 sf

Estimated Units

90

165

Estimated Parking Ratio

1.72 parking spaces per dwelling unit

1.05 parking spaces per dwelling unit

Estimated Rent

\$4,500

\$1,900

HVAC System

Central Boiler and Individual Rooftop condensers

Typical Multifamily Standard (magic paks)

Shadowing

Shadow same as 2006 Lander scheme

More shadowing of Greenway

Floor Area Coverage

52%

55%

Traffic

Fewer Occupants

Higher Occupancy load

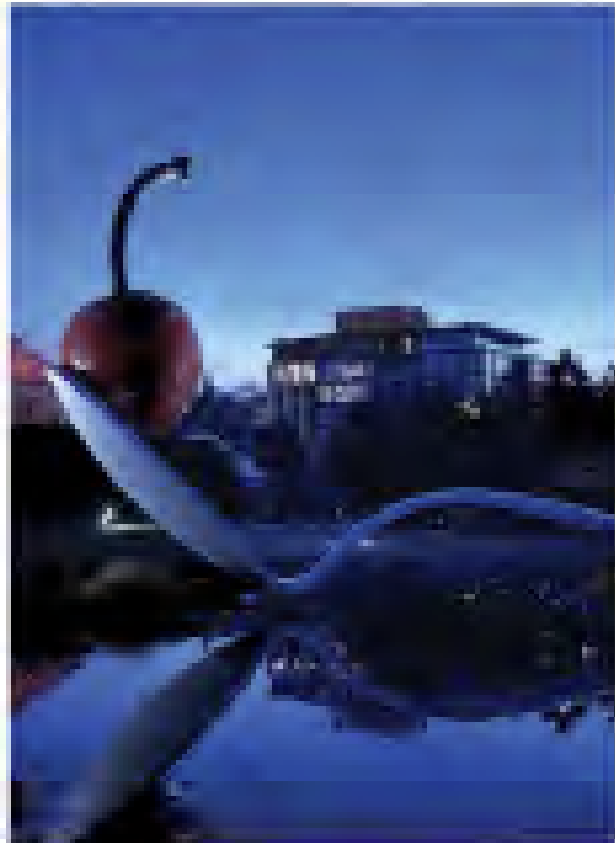
Other Services

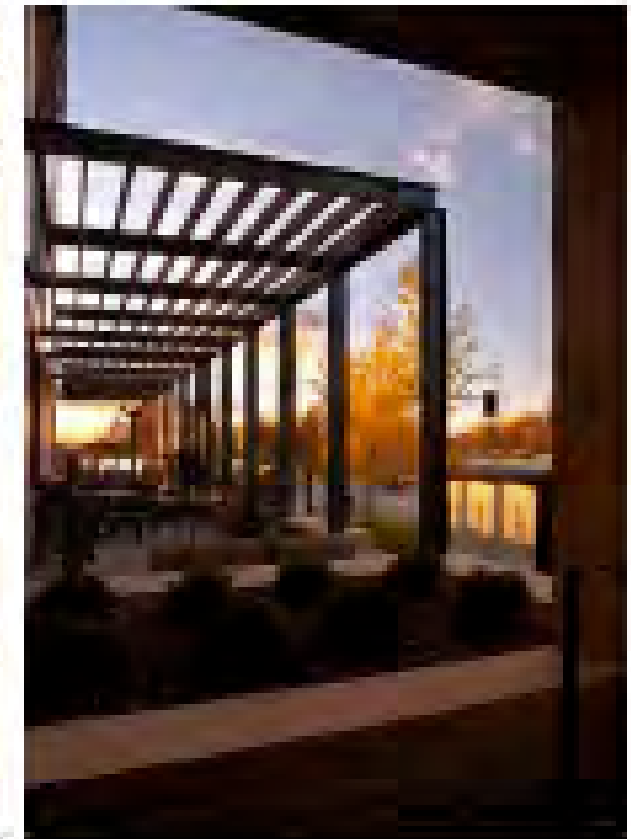
Full time Concierge

Part time concierge

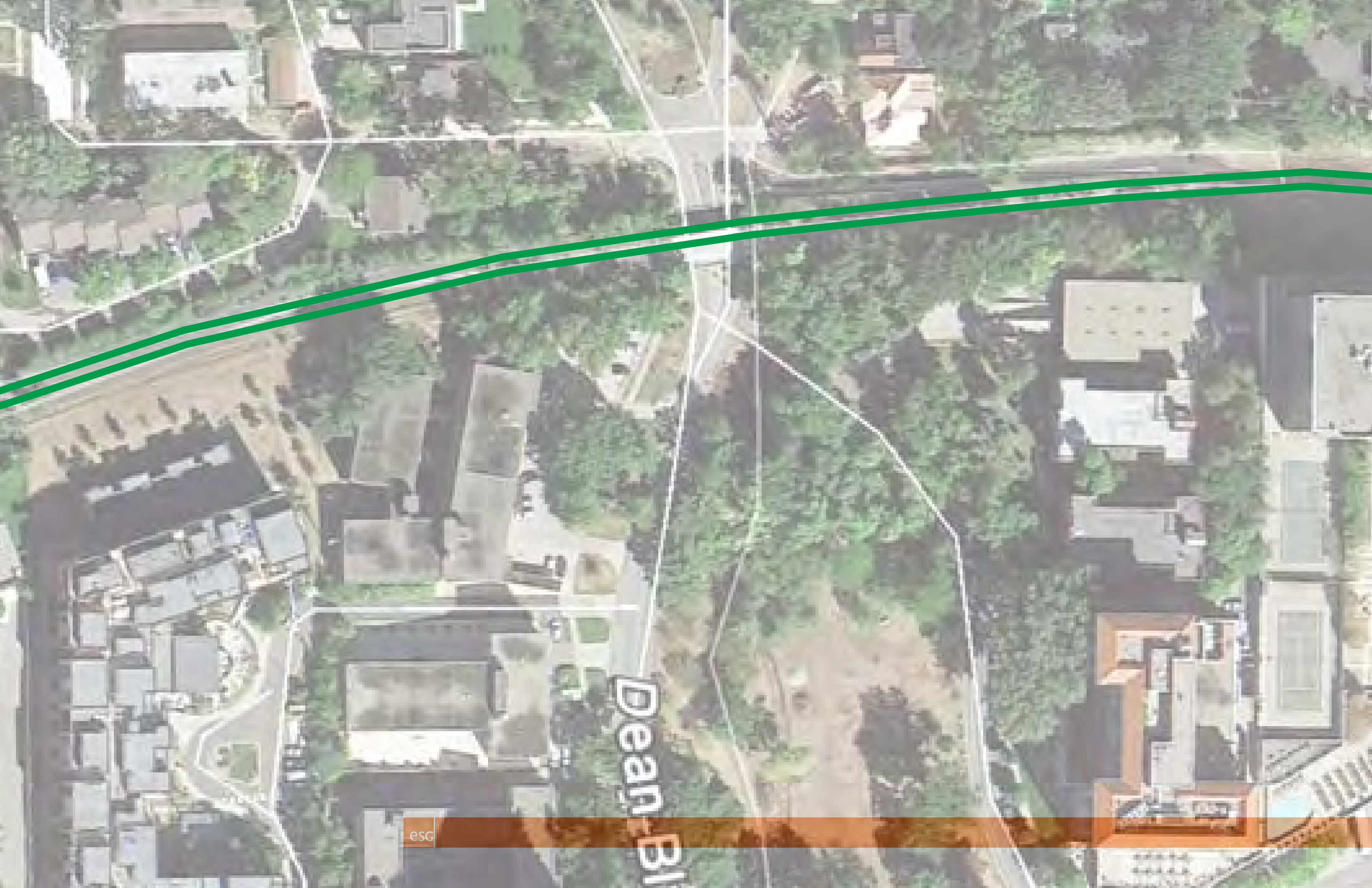
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Dean Bl

esc



Potential pathway to Lake of the Isles.



Street View Looking Northwest



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Street View Looking Northeast



Pedestrian View Southwest Corner



Greystar - 2626 Lake Street

Minneapolis, MN 03.25.14

Pedestrian View Southeast Corner



Greenway View Looking Southeast





View from East



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View from Greenway North East



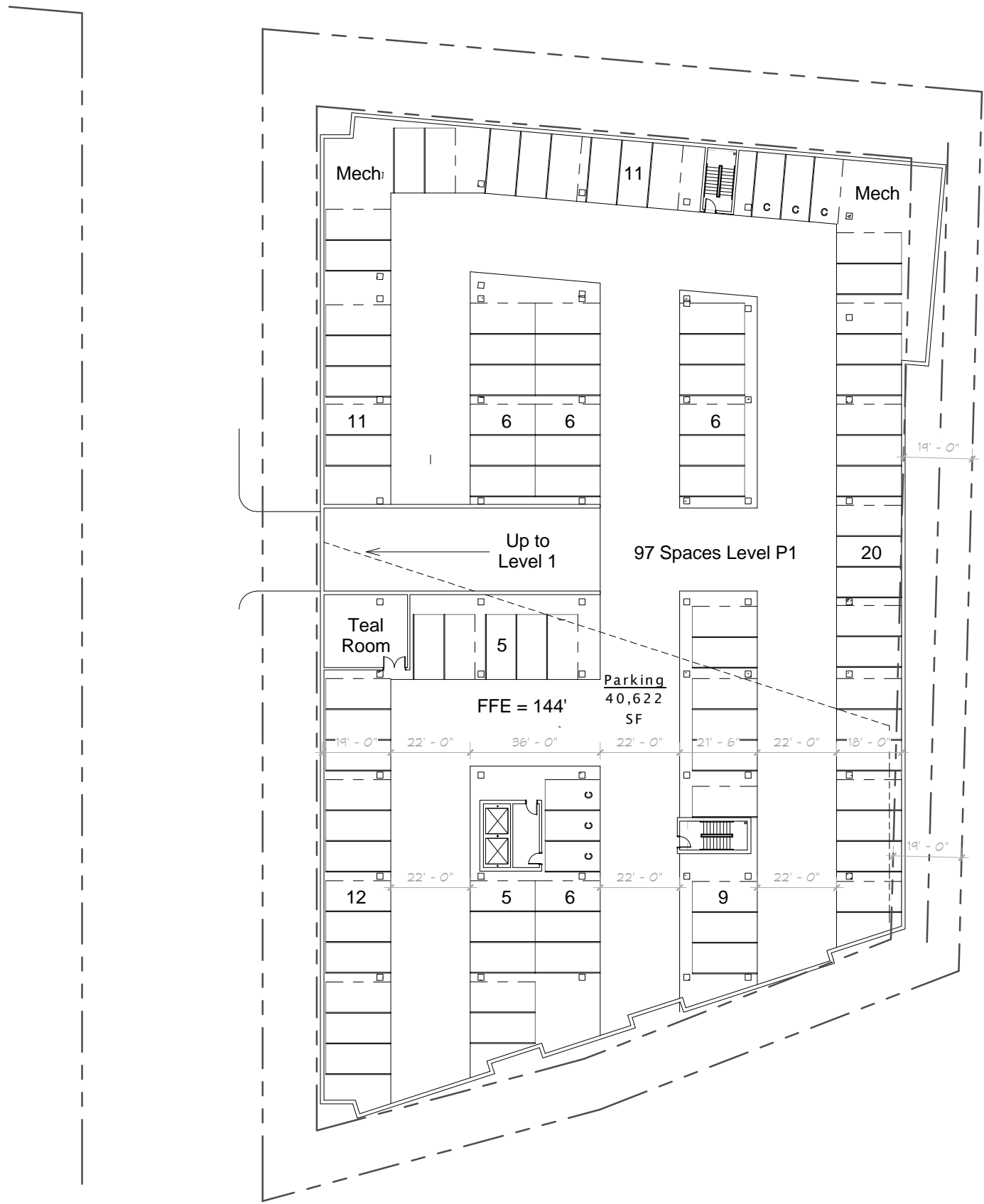


Greystar - 2626 Lake Street Minneapolis, MN 03.25.14





Greystar - 2626 Lake Street Minneapolis, MN 03.25.14





8 Story on Lake
Lake Street / Level 1
March 24, 2014





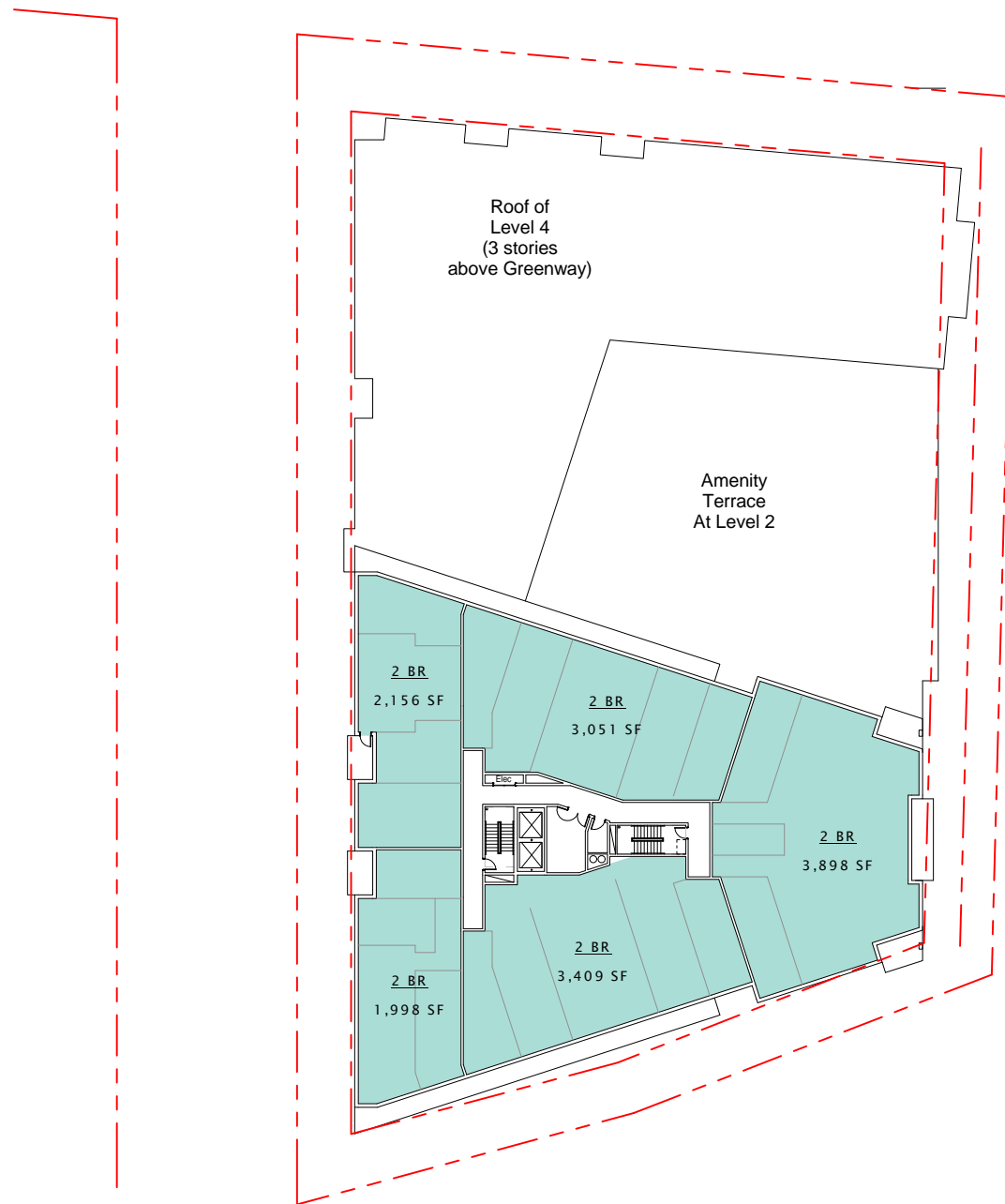
8 Story on Lake
Level 3-4 Plan
1:30 Scale

March 24, 2014
ESG Architects



8 Story on Lake
Level 5-7 Plan
1:30 Scale

March 24, 2014
ESG Architects



8 Story on Lake
 Level 8 Penthouse Plan
 1:30 Scale

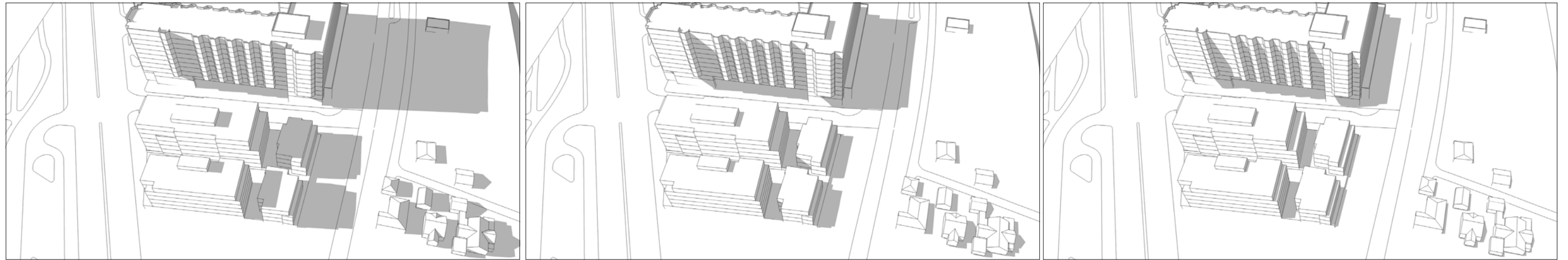
March 24, 2014
 ESG Architects

DECEMBER 21ST @ NOON

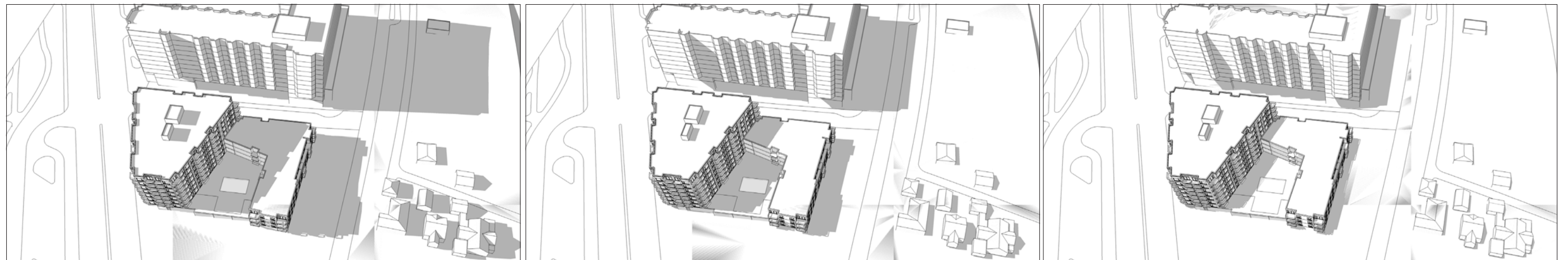
MARCH/SEPT 21ST @ NOON

JUNE 21ST @ NOON

2006 LANDER PLAN



CURRENT PROPOSED PLAN



Greystar
2626 West Lake Street
 Minneapolis, MN
 8 stories on Lake and 3 stories on Greenway

Level	Use	Total GSF	Parking SF	Apt GSF	Amenity	Apt RSF	Units	Parking
Leasing								
Level P1	parking	40,313	40,313					97
Level 1	lobby/parking	40,313	27,294	8,383	4,636	8,385	6	58
Level 2	residential/amenity	30,271		26,931	3,340	23,787	16	
Level 3	residential	30,271		30,271		27,182	18	
Level 4	residential	30,271		30,271		27,182	18	
Level 5	residential	17,025		17,025		15,361	9	
Level 6	residential	17,025		17,025		15,361	9	
Level 7	residential	17,025		17,025		15,361	9	
Level 8	residential	17,025		17,025		14,936	5	
Total		239,539	67,607	163,956	7,976	147,555	90	155

1,820 GSF per DU average
 1,640 RSF per DU average

1.72 Parking Ratio (standard spaces)