



3118 WEST LAKE STREET - CIDNA PRESENTATION  
Minneapolis, MN  
3.21.2014



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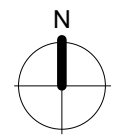
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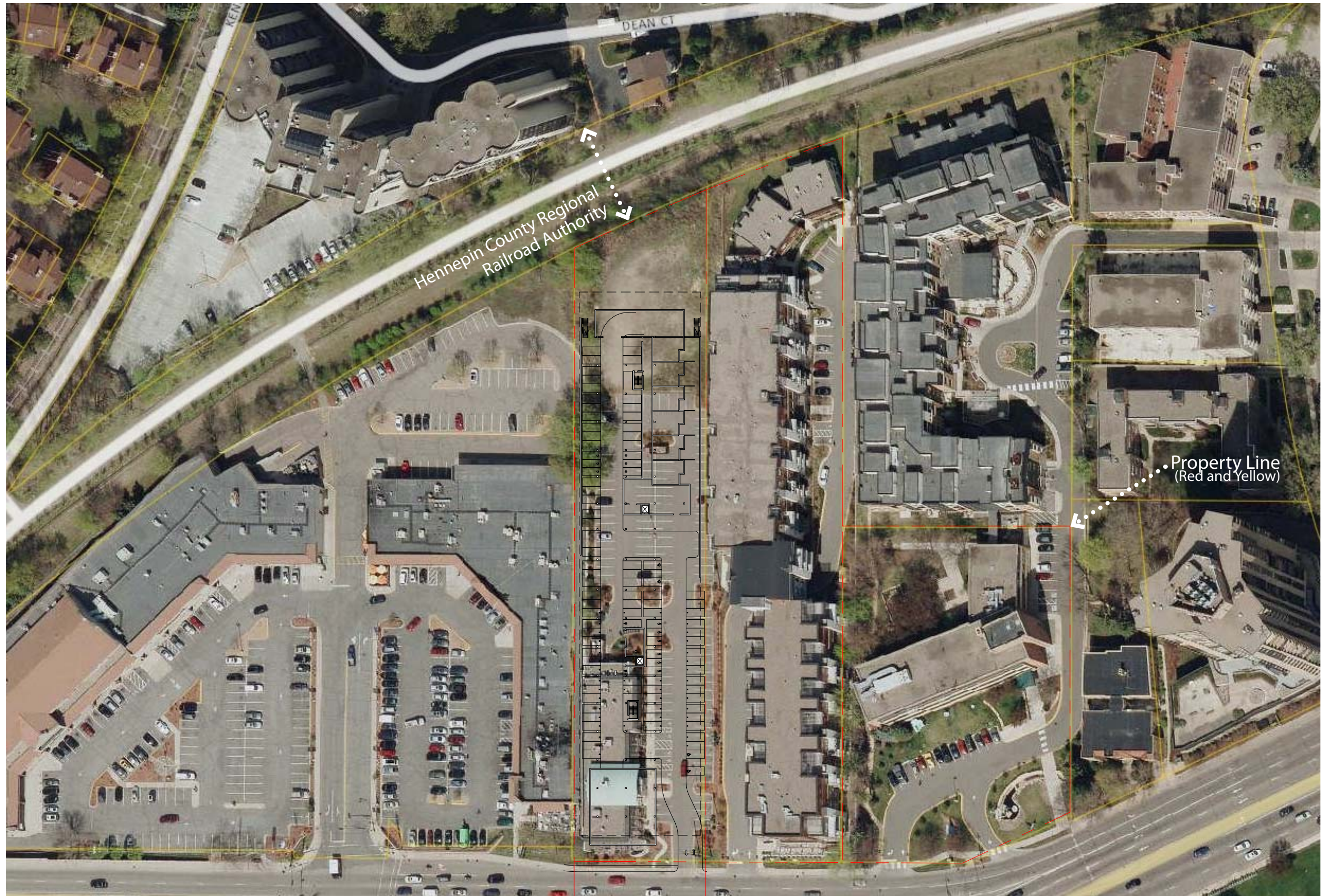




Scale: 1" = 300'-0"



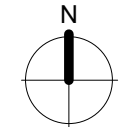




Hennepin County Regional  
Railroad Authority

Property Line  
(Red and Yellow)

Scale: 1" = 100'-0"



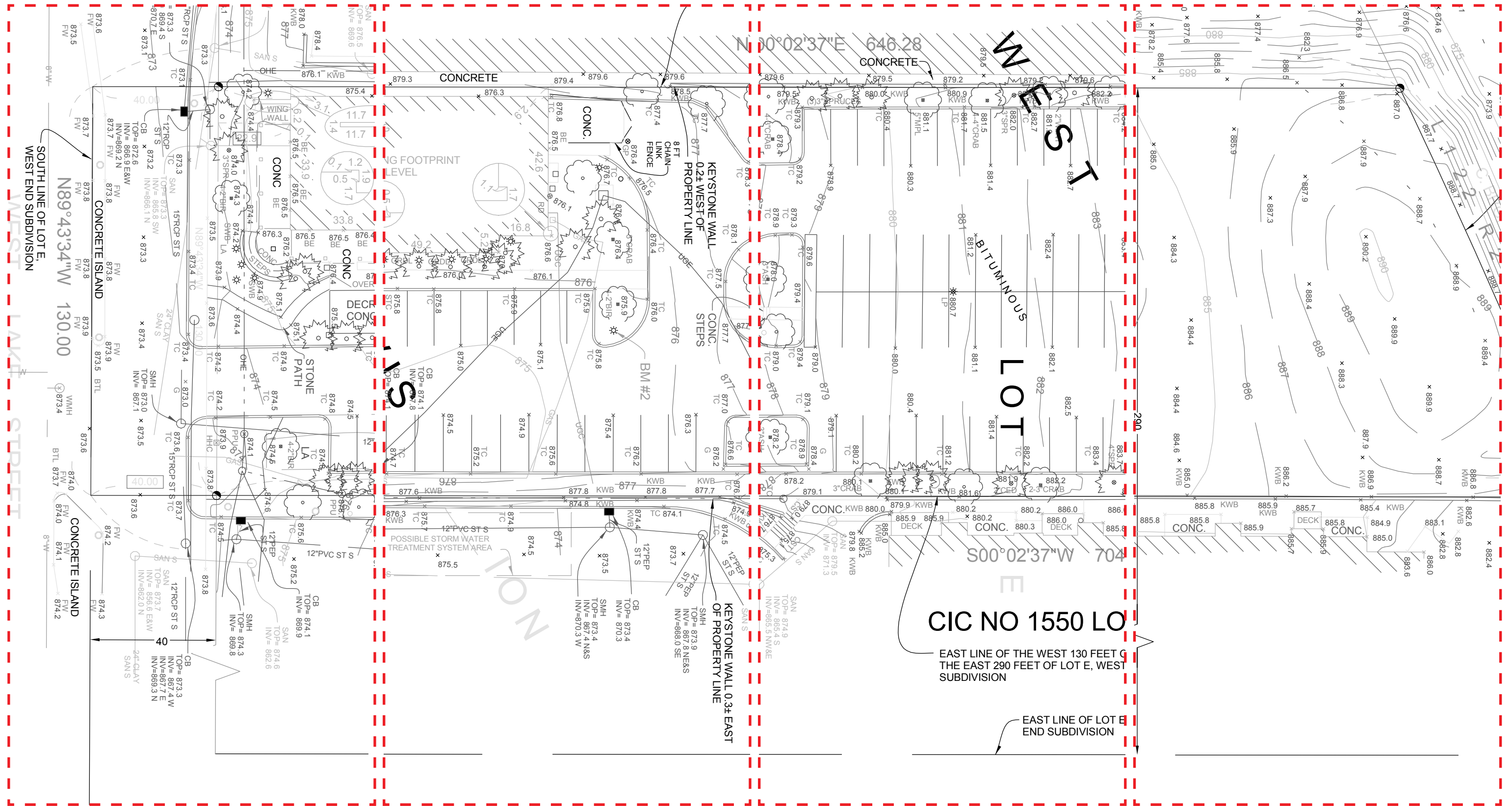


~875-876'

~875-876'

~880'

~885-890'

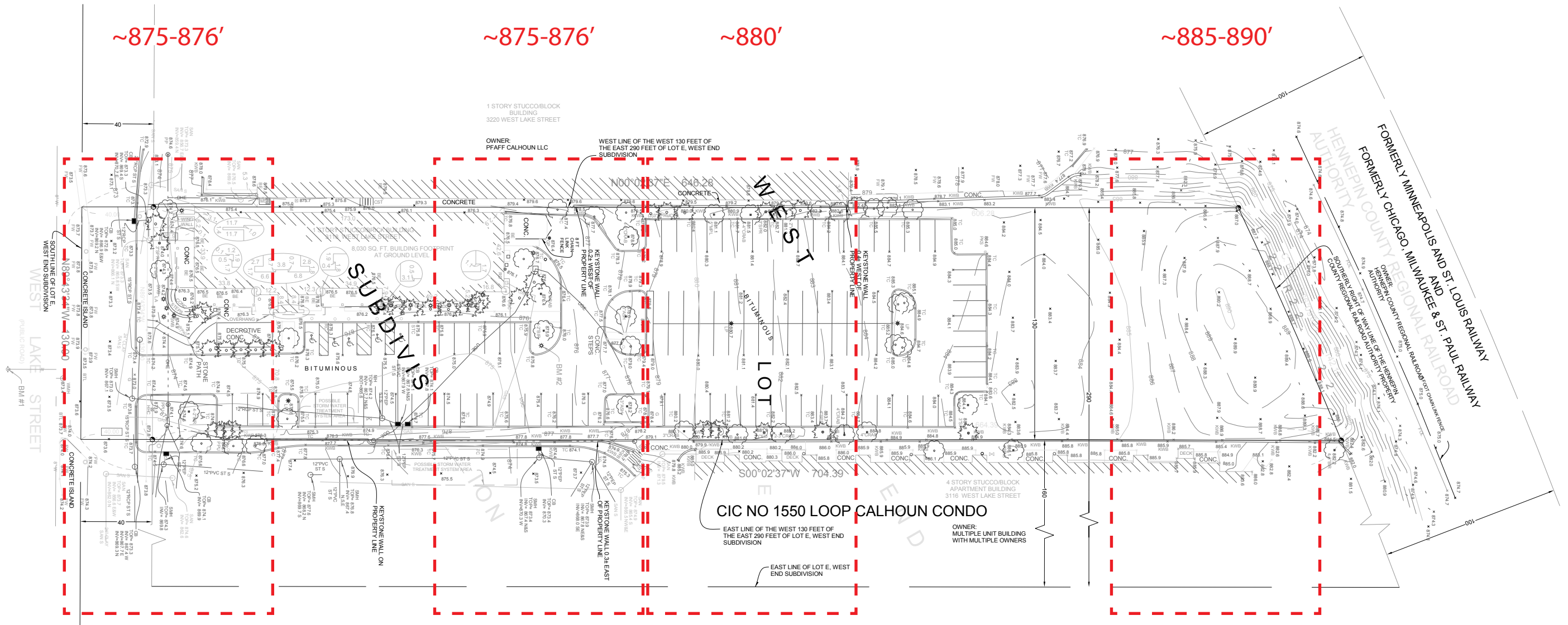


CIC NO 1550 LO

EAST LINE OF THE WEST 130 FEET OF THE EAST 290 FEET OF LOT E, WEST SUBDIVISION

EAST LINE OF LOT E END SUBDIVISION

Scale: 1" = 30'-0"



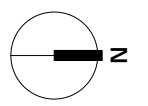
~875-876'

~875-876'

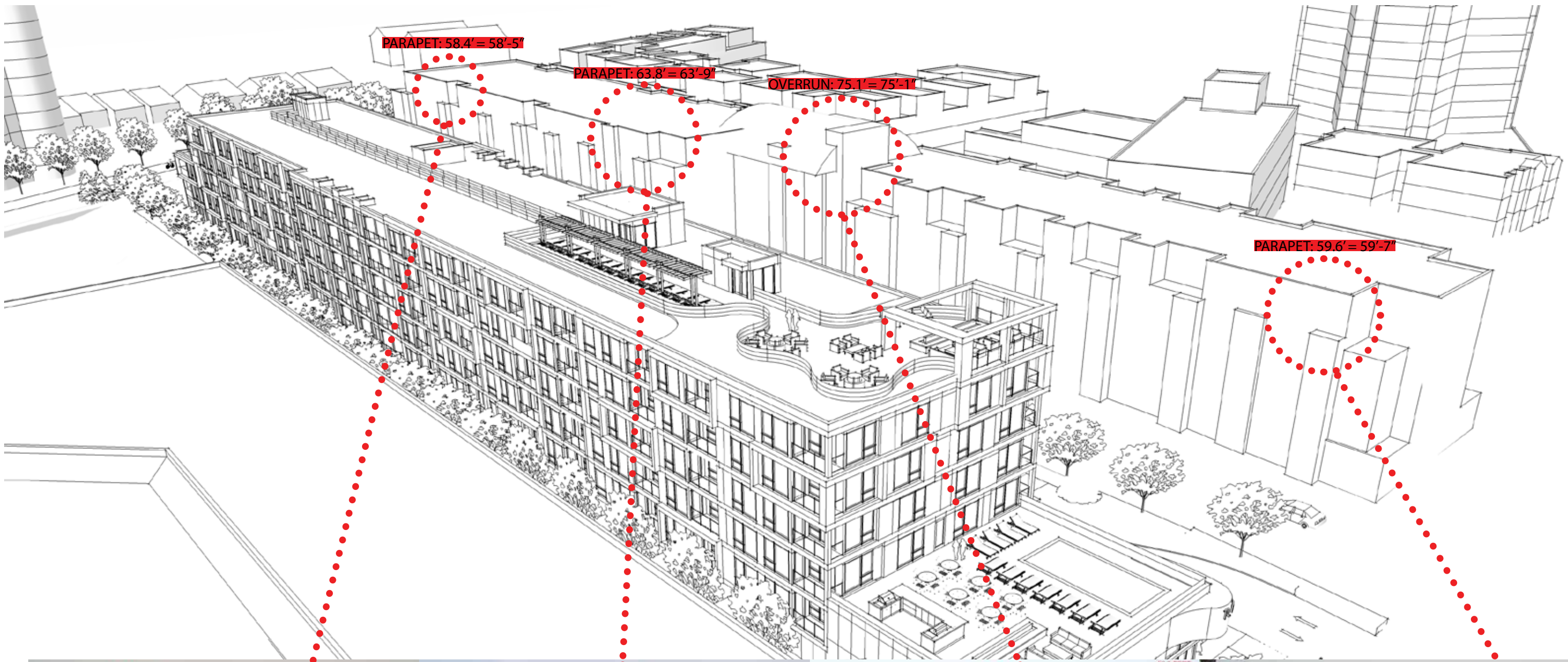
~880'

~885-890'

Scale: 1" = 60'-0"

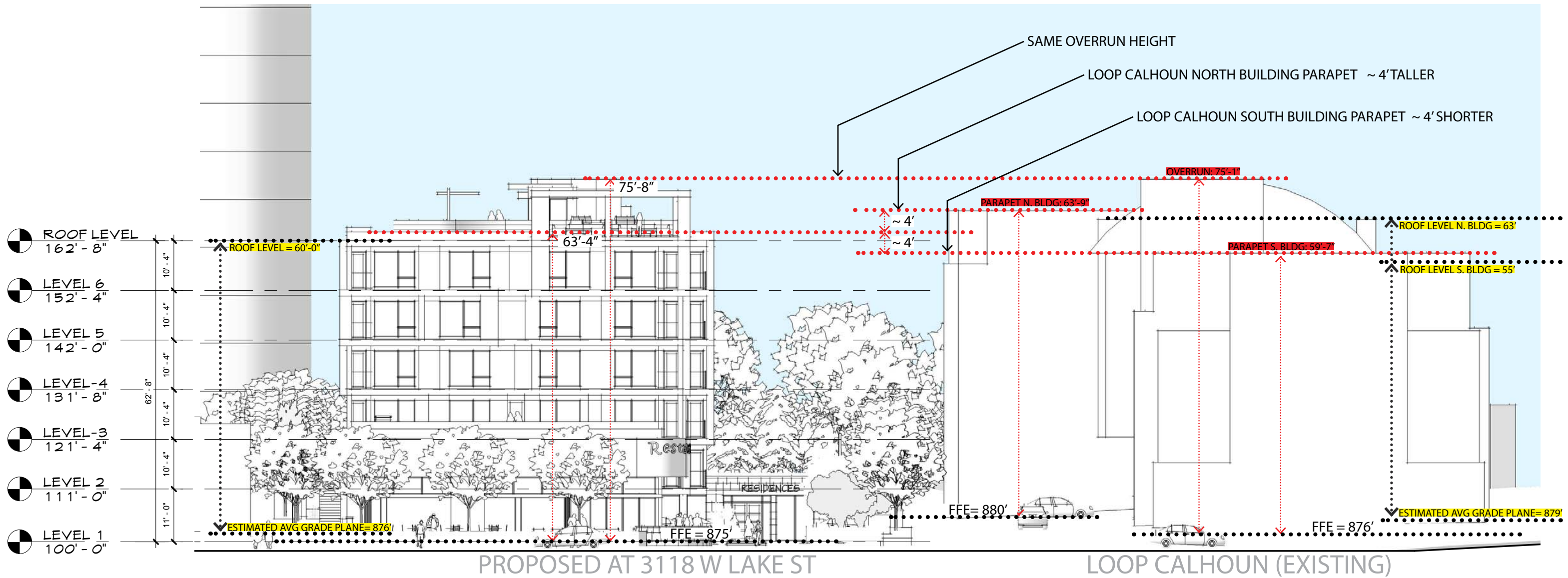






MEASUREMENTS RECORDED BY SUNDE ENGINEERING FEBRUARY 6<sup>TH</sup>, 2014





Scale: 1" = 20'-0"



EXISTING  
ONE STORY  
SHOPPING CENTER

OUTLINE OF P1

OUTLINE OF UPPER LEVELS

RETAINING WALL

West Lake Street

GREENWAY

75' - 2"  
64' - 8"  
Restaurant  
5,002 SF

531 SF  
Trash

2,185 SF  
Lobby

1,565 SF  
Res

RAMP  
DOWN

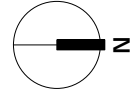
Parking  
2,386 SF

EXISTING GRADE  
RAMPS UP TO LEVEL 2

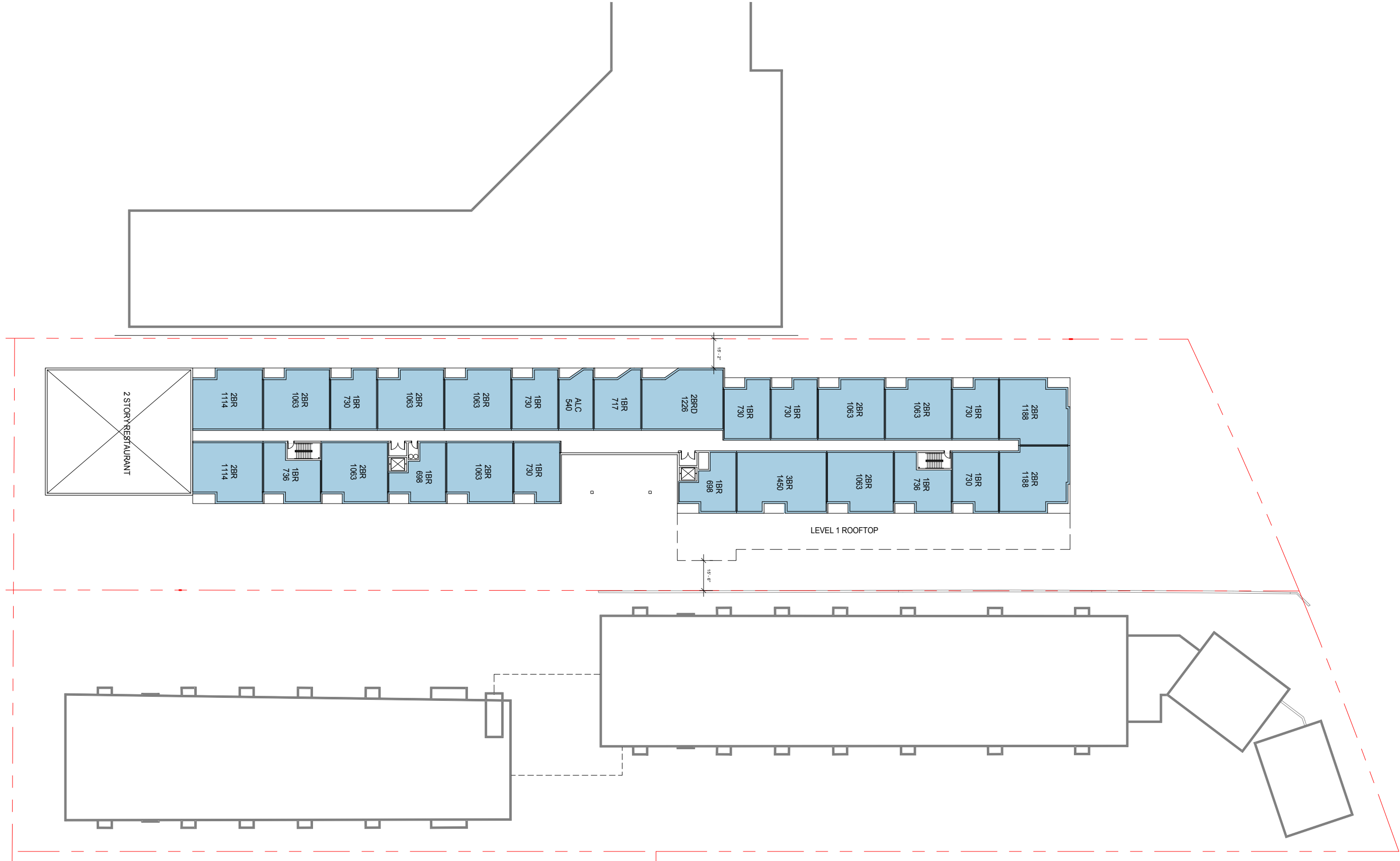
EXISTING  
LOOP CALHOUN  
CONDOMINIUMS

EXISTING  
RETAINING WALL

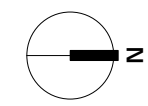
Scale: 1" = 50'-0"



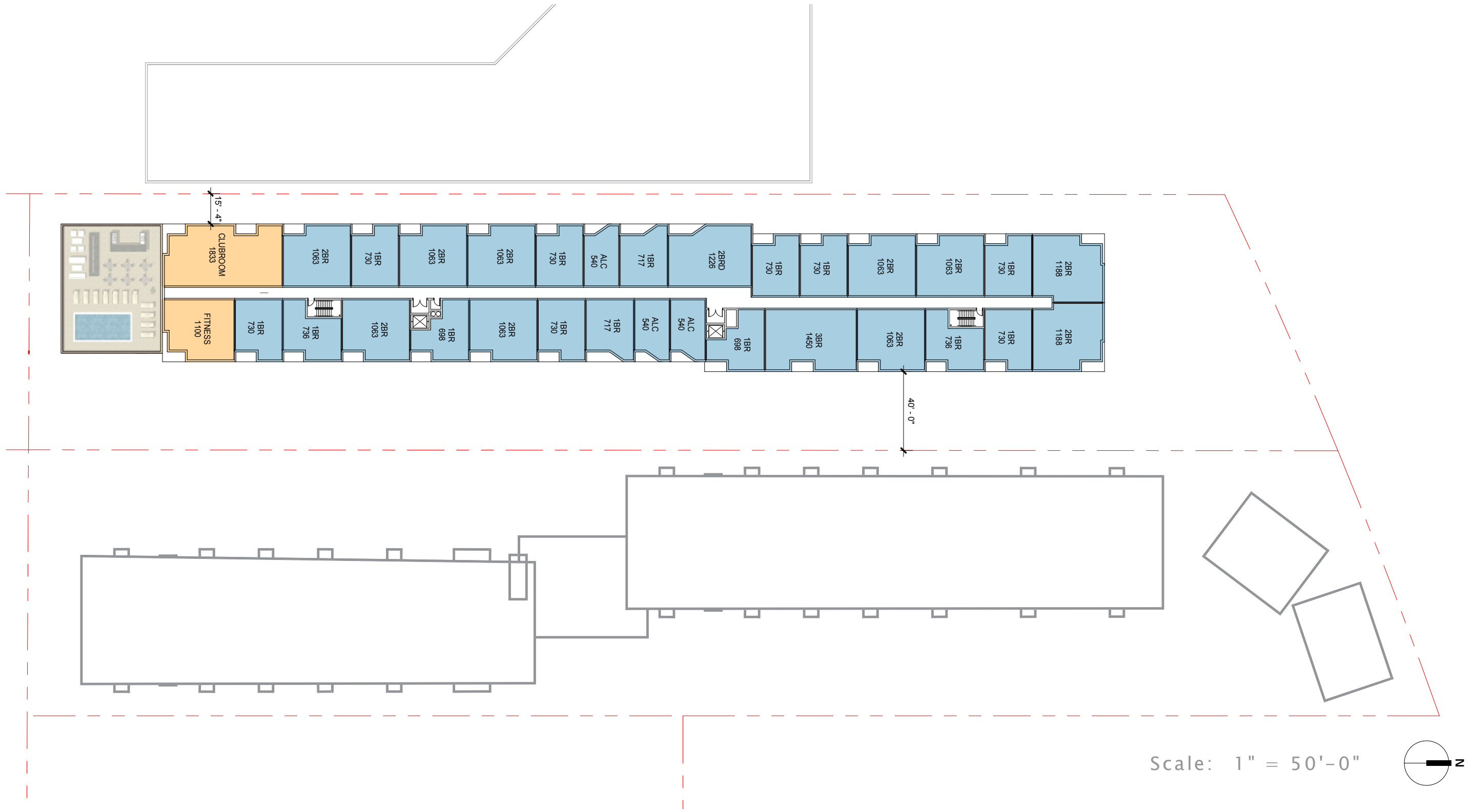




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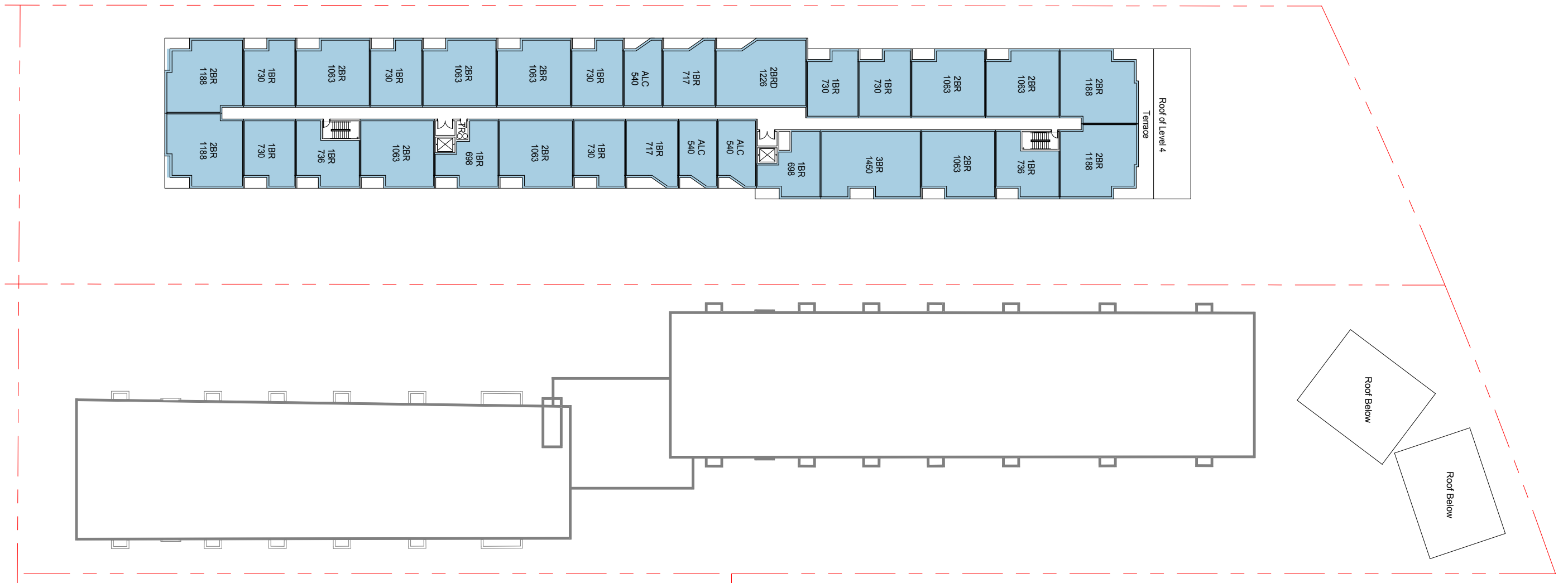




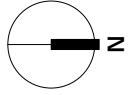


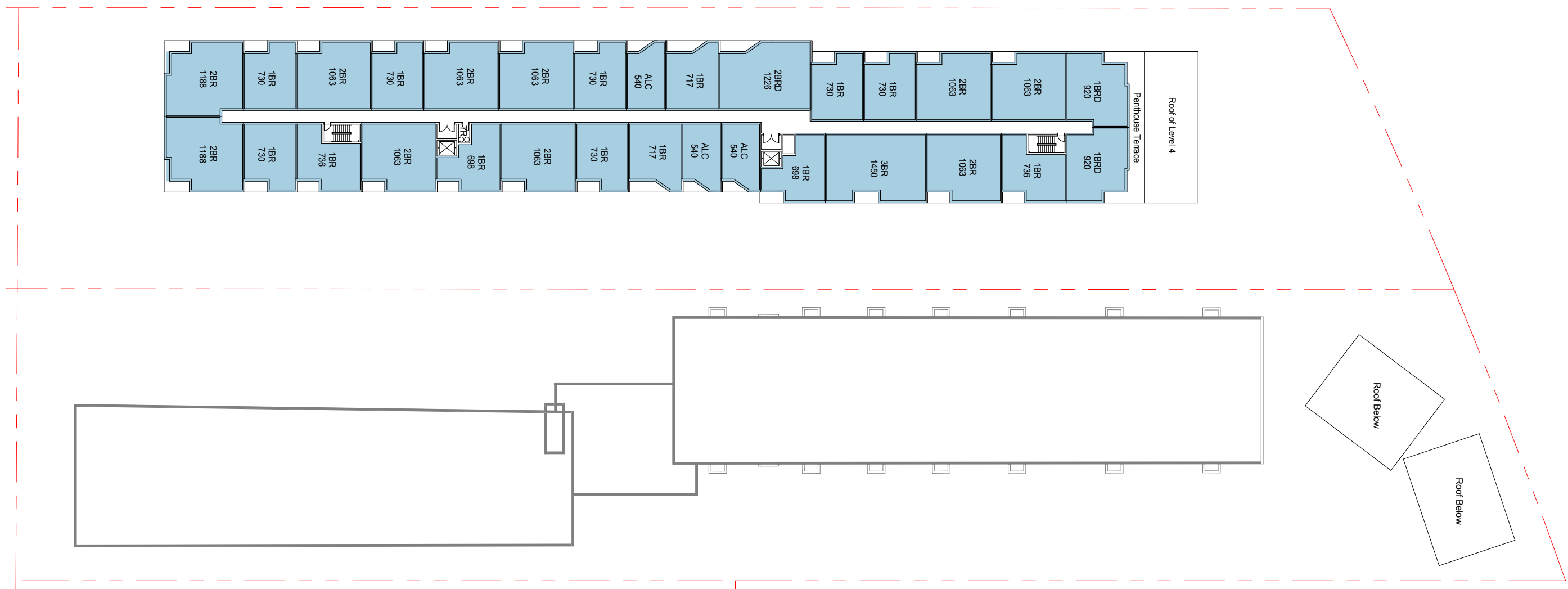




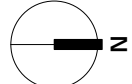


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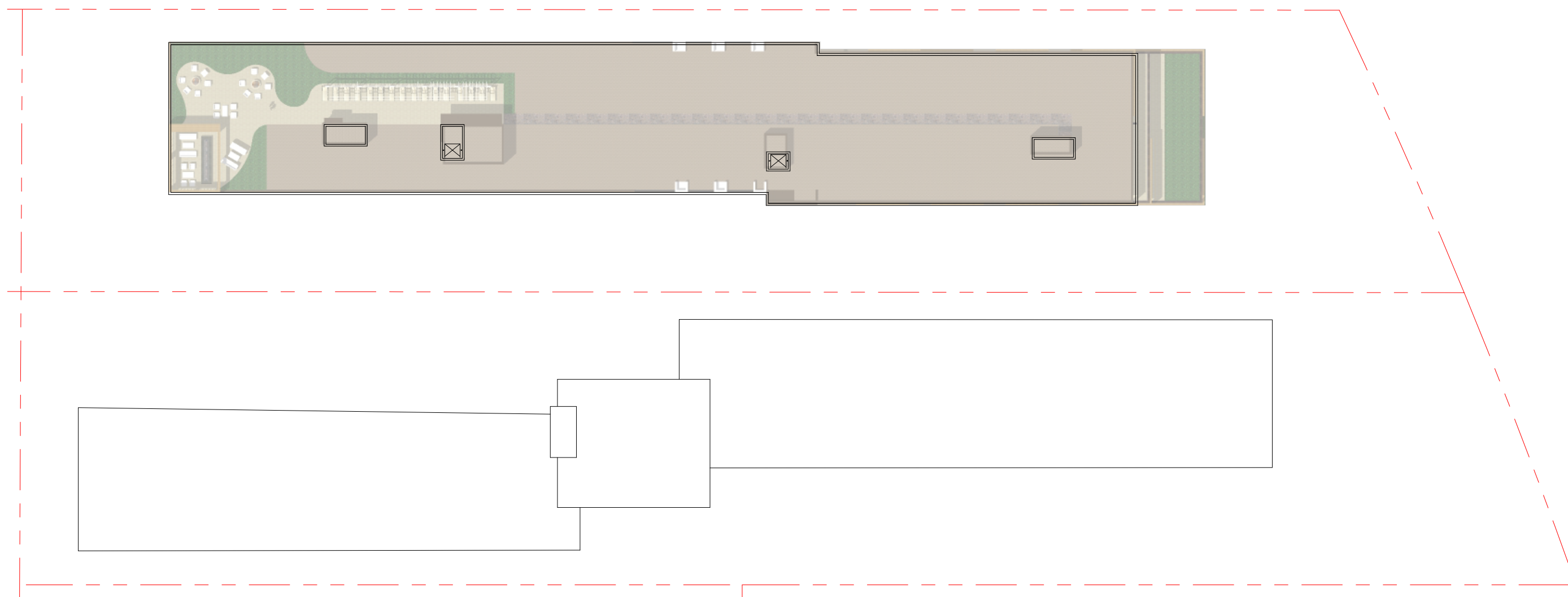




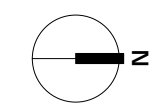
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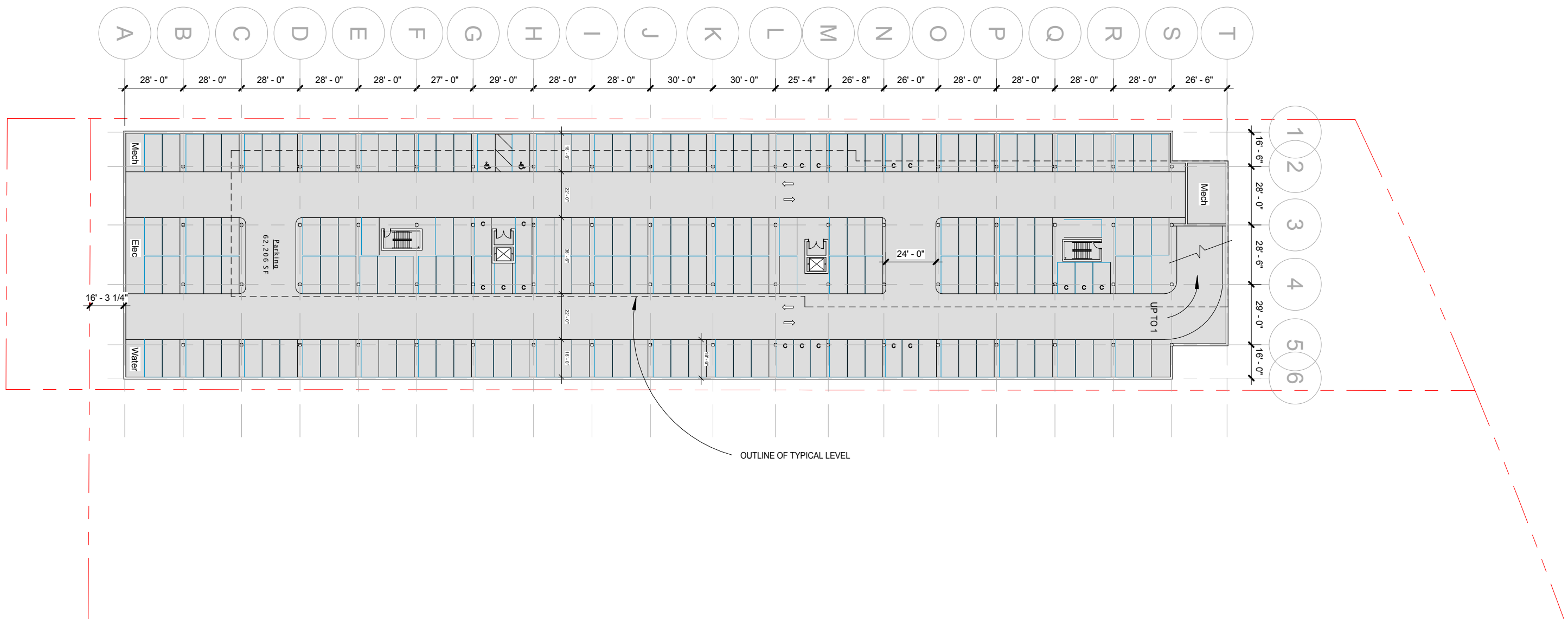




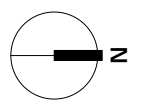


Scale: 1" = 50'-0"





Scale: 1" = 50'-0"







Street Level Perspective - From W Lake Street









Residential Entrance - Looking North































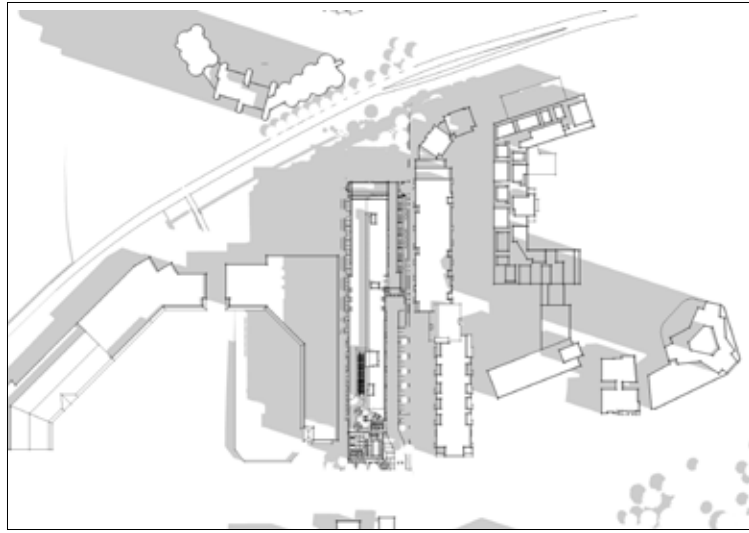


Birdseye View - Looking Northeast

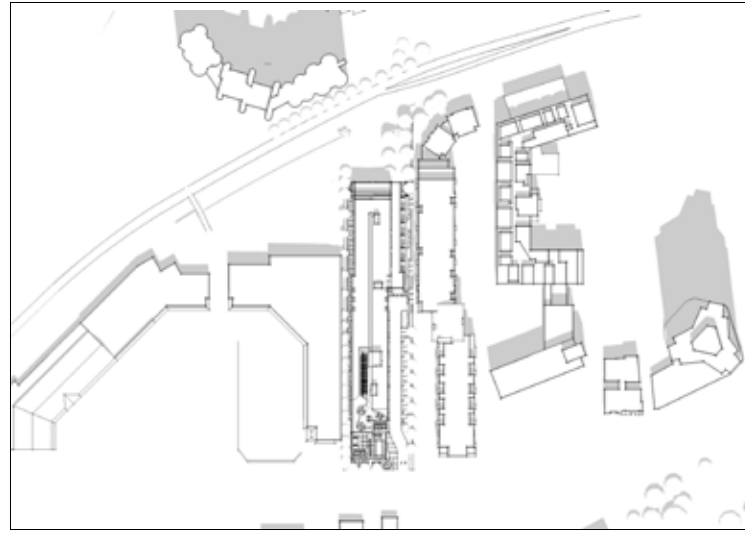




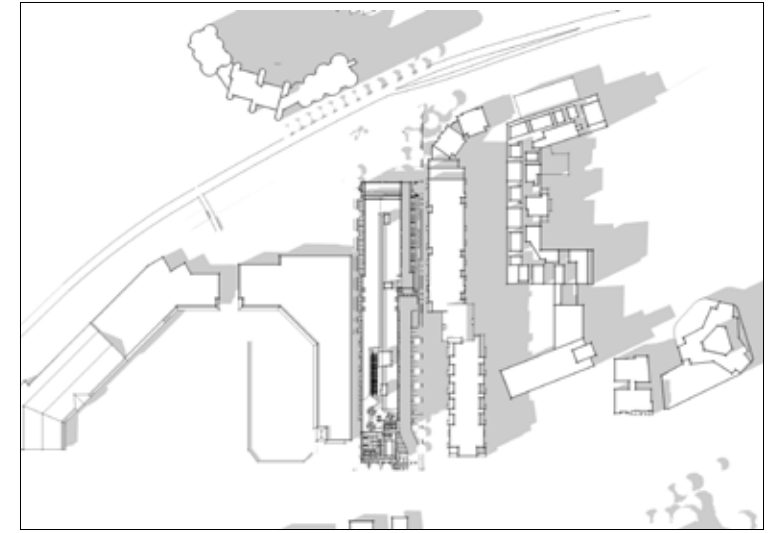




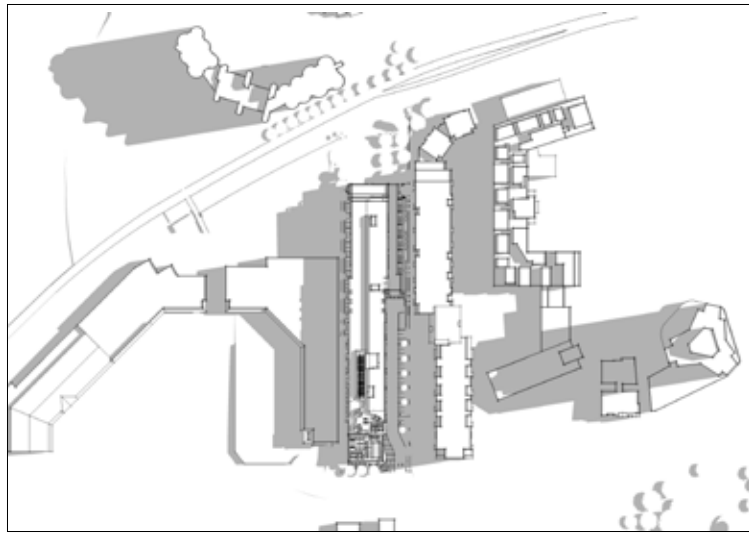
March/September Morning 8:00am



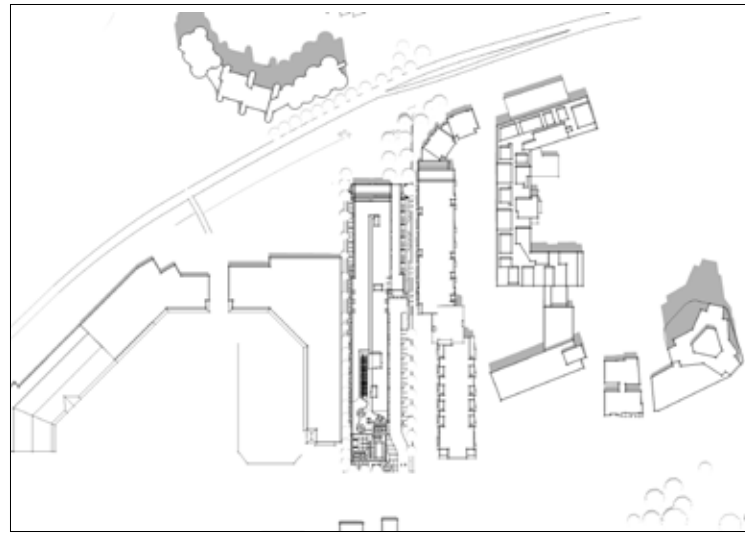
March/September Noon



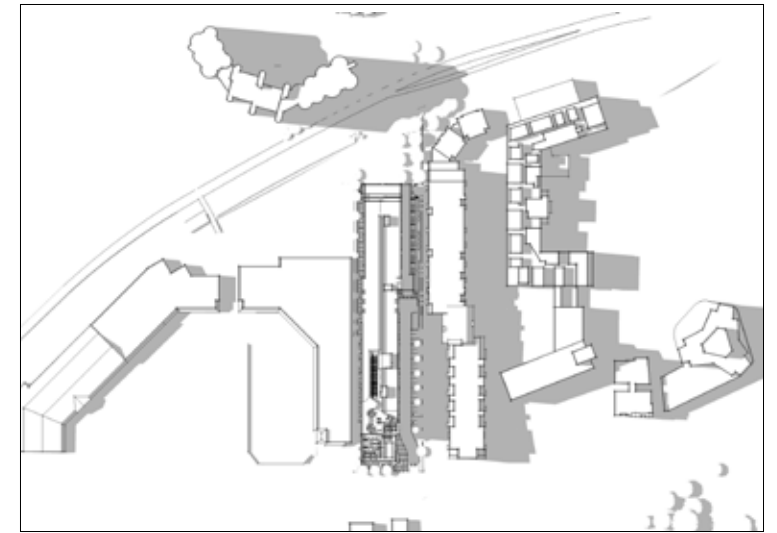
March/September Evening 4:00pm



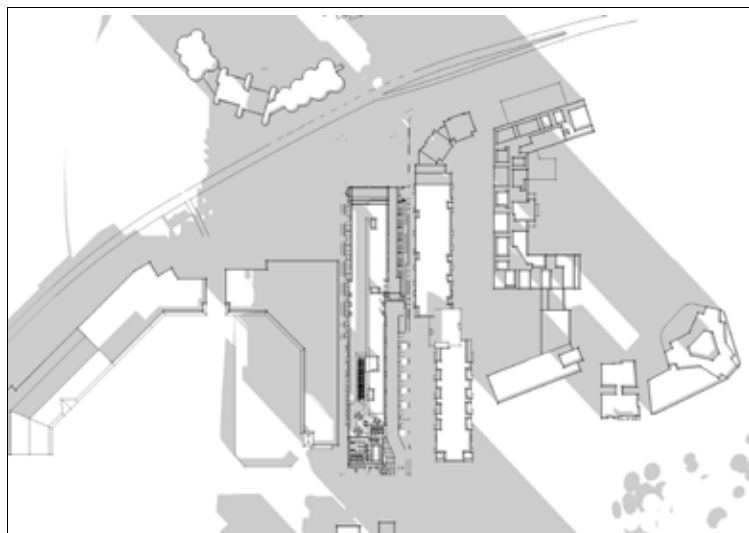
June Morning 7:00am



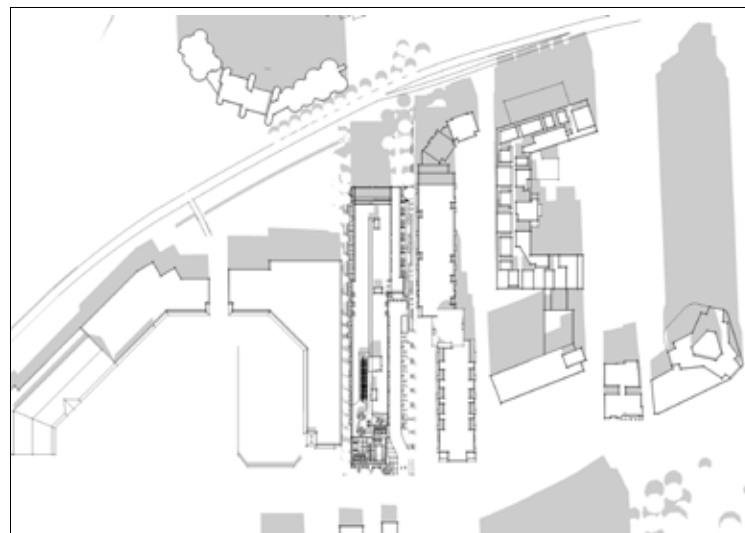
June Noon



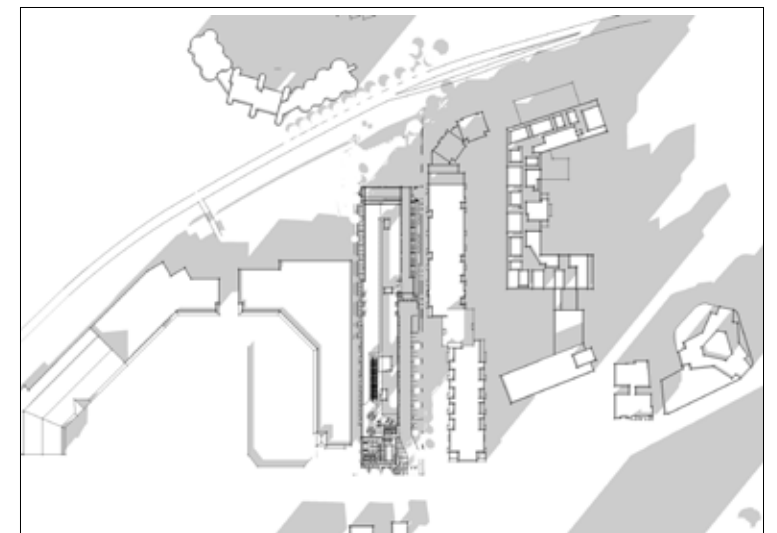
June Evening 5:00pm



December Morning 9:00am



December Noon



December Evening 3:00pm

**3118 West Lake St (Tryg's)**  
Trammell Crow Company

**Restaurant Area Summary**

	Use	Total GSF	Parking GSF	Rest. GSF				Parking
Level 1	Restaurant	5,002		5,002				52

**Residential Area Summary**

	Use	Total GSF	Parking GSF	Apt GSF	Amenity	Apt RSF	Units	Storage	Parking	Efficiency
Level P1	Parking	62,206	62,206						187	
Level 1	Park/Lobby/Res	13,660	2,386	9,089	2,185	4,380	6		50	48%
Level 2	Residential	28,924		28,924		25,029	27			87%
Level 3	Res/Amenity	31,817		31,817	2,129	25,343	29			80%
Level 4	Residential	31,817		31,817		28,455	32			89%
Level 5	Residential	30,217		30,217		26,995	30			89%
Level 6	Residential	29,692		29,692		26,453	30			89%
<b>Total</b>		<b>228,333</b>	<b>64,592</b>	<b>161,556</b>	<b>4,314</b>	<b>136,655</b>	<b>154</b>		<b>237</b>	<b>80.4%</b>

Total 233,335  
Total incl. restaurant minus P1 171,129

**Unit Distribution Summary**

Level	Alcove	1 BR	1 BR DEN	2 BR	2 BR DEN	3 BR	Total	Beds
Level 1	0	6	0	0	0	0	6	6
Level 2	1	12	0	12	1	1	27	42
Level 3	3	14	0	10	1	1	29	42
Level 4	3	15	0	12	1	1	32	47
Level 5	3	13	0	12	1	1	30	45
Level 6	3	13	2	10	1	1	30	43
<b>Total</b>	<b>13</b>	<b>73</b>	<b>2</b>	<b>56</b>	<b>5</b>	<b>5</b>	<b>154</b>	<b>225</b>
<b>%</b>	<b>8%</b>	<b>47%</b>	<b>1%</b>	<b>36%</b>	<b>3%</b>	<b>3%</b>		
<b>Avg Size</b>	<b>545</b>	<b>725</b>	<b>920</b>	<b>1,097</b>	<b>1,226</b>	<b>1,450</b>		
<b>Range SF</b>	<b>545</b>	<b>695-736</b>	<b>920</b>	<b>1063-1191</b>	<b>1,226</b>	<b>1,450</b>		

ESG Architects  
March 20, 2014