



PLH Mixed Use Building

E 66th Street & 1st Ave S | Richfield, MN

November 20, 2017

ARCHITECTURE + ENGINEERING + ENVIRONMENTAL + PLANNING

ISG

Richfield, MN





Site Data

EXISTING ZONING

R SINGLE FAMILY

EXISTING COMPREHENSIVE PLAN DESIGNATION

LDF LOW DENSITY
RESIDENTIAL

PROPOSED ZONING

R SINGLE FAMILY

PROPOSED COMPREHENSIVE PLAN DESIGNATION

MHD MEDIUM-HIGH DENSITY
RESIDENTIAL



Parking Data

PARKING REQUIREMENTS

Commercial Services | 3/1000 SF

Commercial Retail | 4/1000 SF

Apartments | 1.5 Unit

COMMERCIAL AVERAGE REQUIREMENTS

$7413 / (3.5 / 100) = 26$ Stalls Required

APARTMENT PARKING REQUIRED

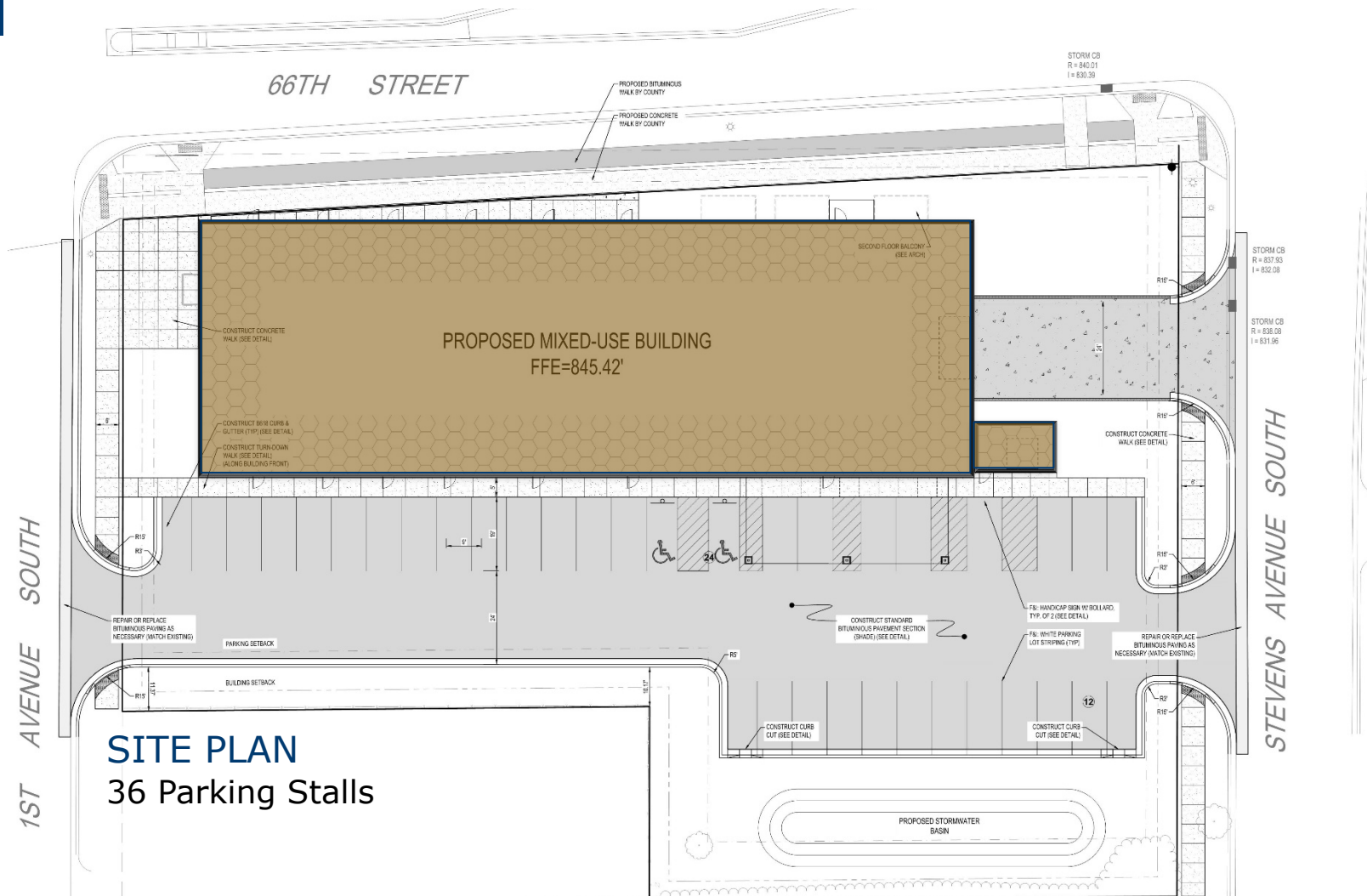
$31 \text{ units} \times 1.5 = 47$ Stalls Required

PLAN PROVIDED TOTAL = 69 PARKING STALLS

$33 \text{ Indoor Parking Stalls} + 36 \text{ Parking Lot Stalls} = 69 \text{ Total Stalls}$



Site Plan





Building Data



NUMBER OF STORIES

3 stories above grade, underground parking

NUMBER OF UNITS

31 total units

TYPES OF UNITS

Studio Units 10

1 Bedroom Units 10

2 Bedroom Units 10

3 Bedroom Units 1

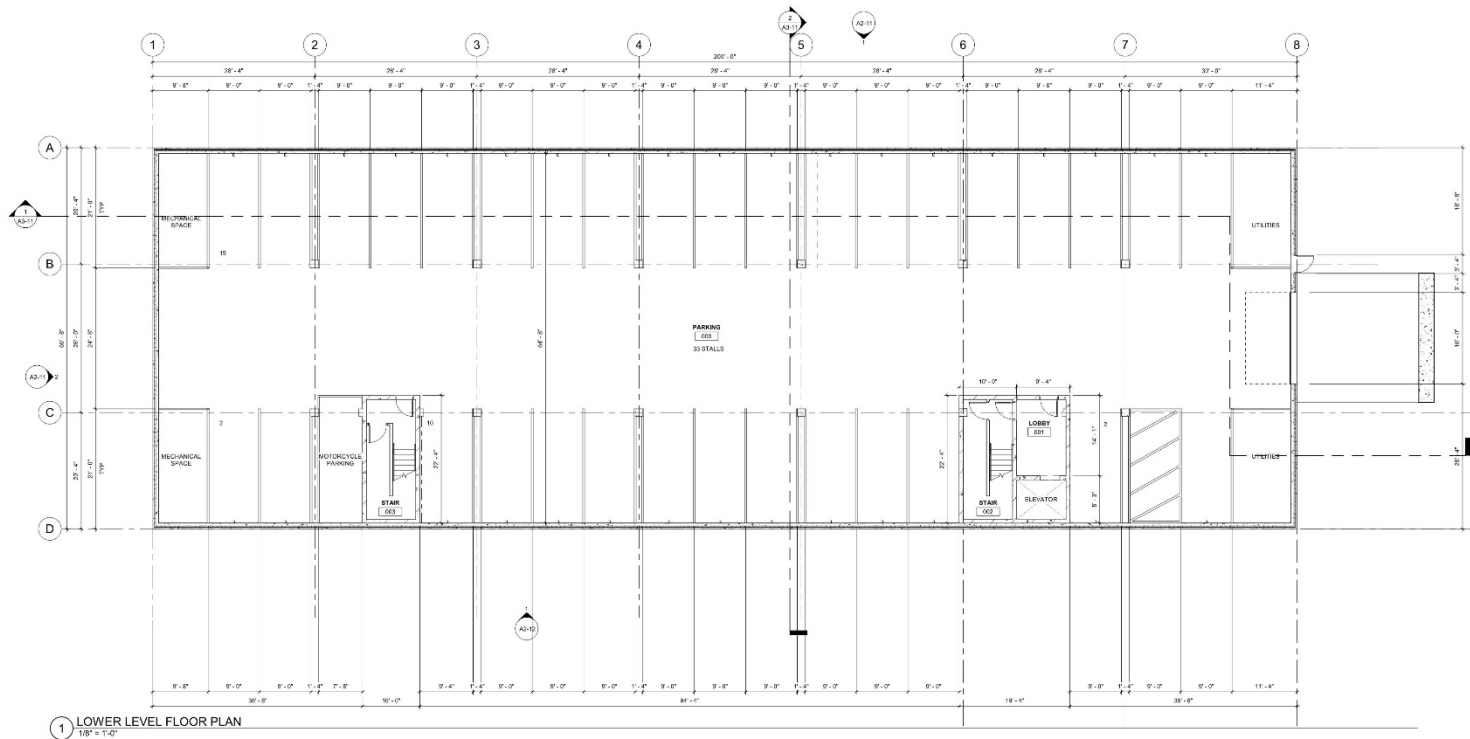
% RESIDENTIAL

82% residential use

% COMMERCIAL

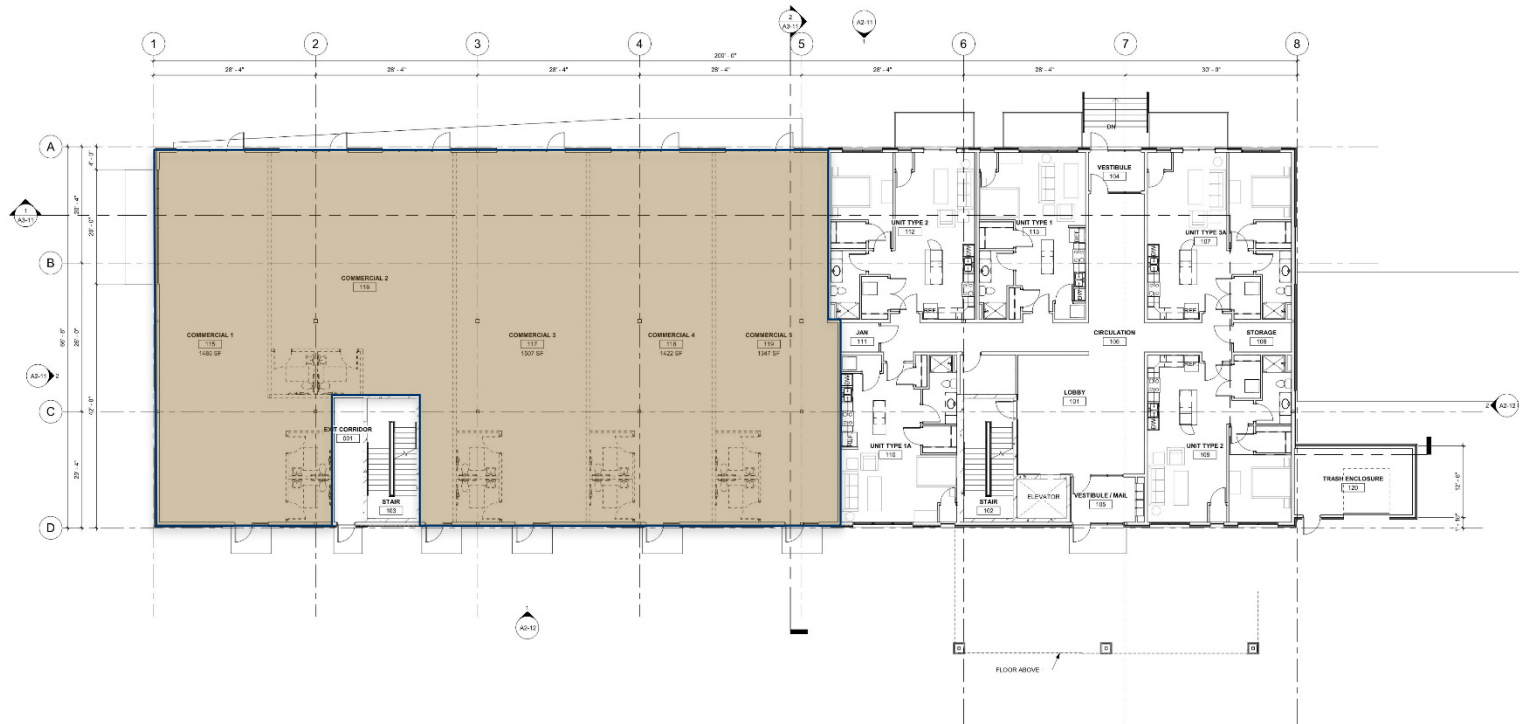
18% commercial use

Floor Plans



LOWER LEVEL FOOR PLAN
33 Indoor Parking Stalls

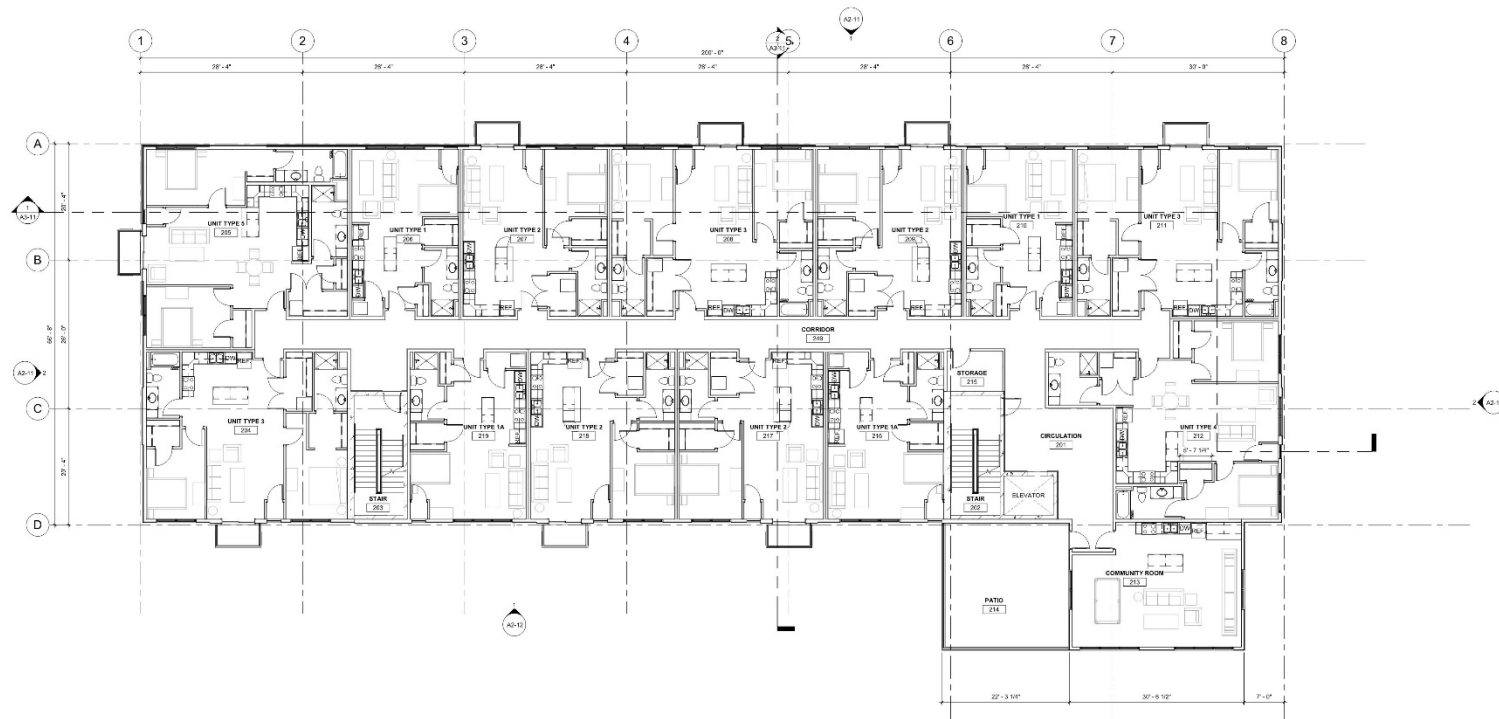
Floor Plans



MAIN LEVEL FLOOR PLAN

7,413 SF of Retail Space
Secured Residential Entry
5 Residential Units

Floor Plans



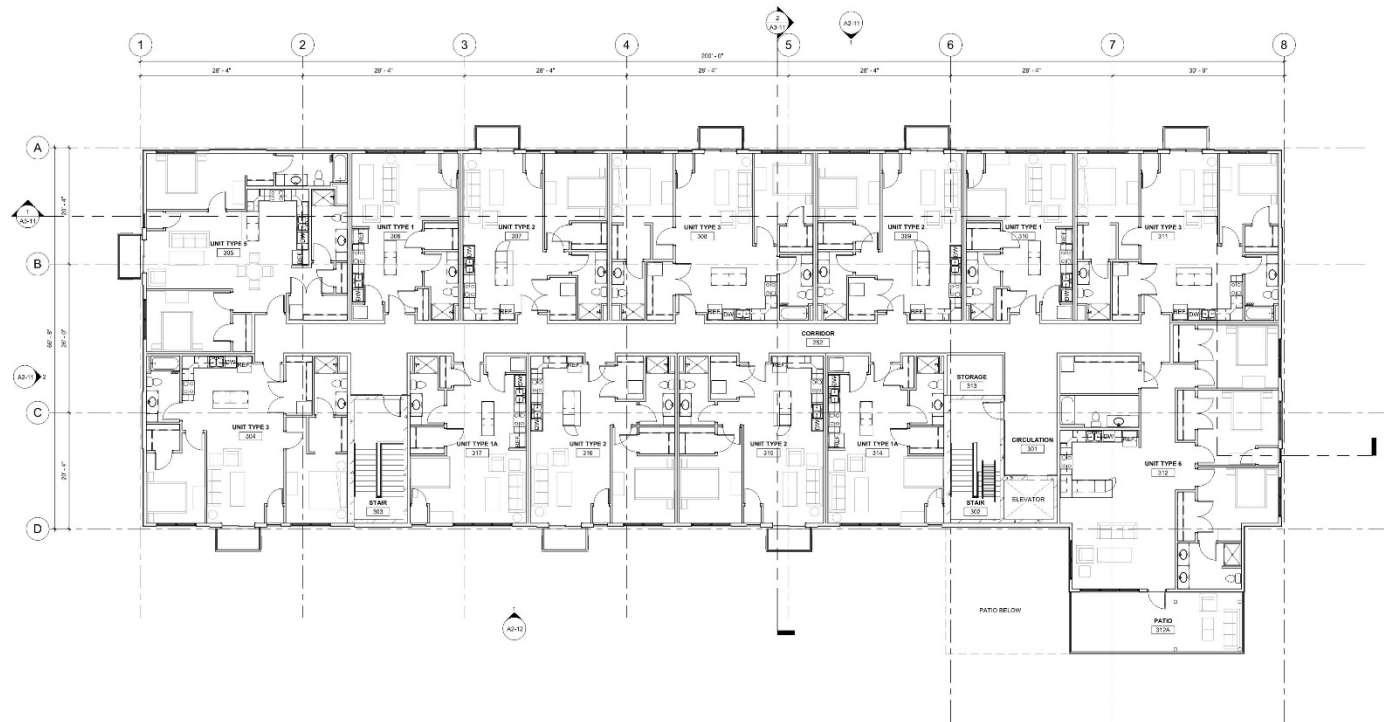
SECOND FOOR PLAN

13 Residential Units

Shared Amenities

(Community Room & Outdoor Patio)

Floor Plans



THIRD FLOOR PLAN
13 Residential Units

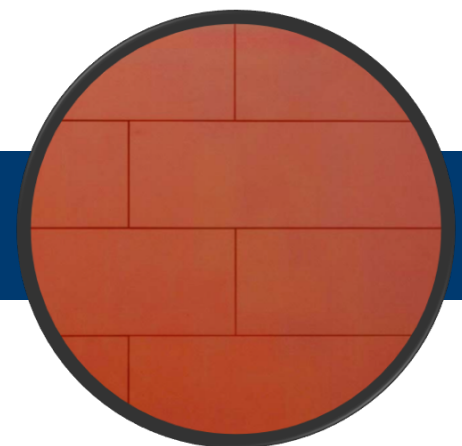


Exterior Finish Options



Masonry

Fiber Cement Panels





Exterior Finish Options



Masonry

Fiber Cement Panels





Exterior Finish Options



Masonry

Metal Panels + EIFS



Elevations Plans

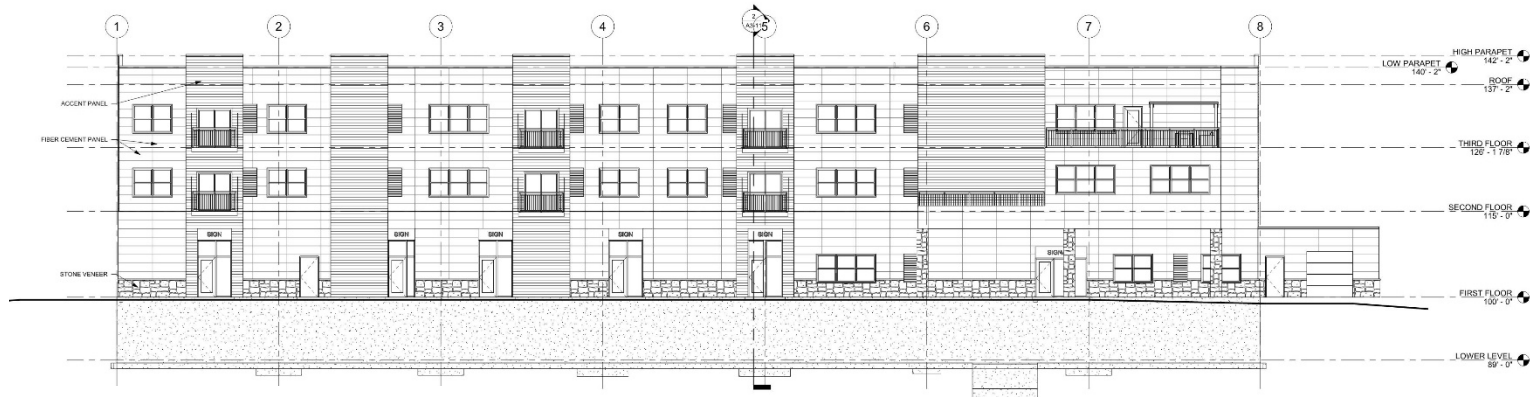


North Elevation

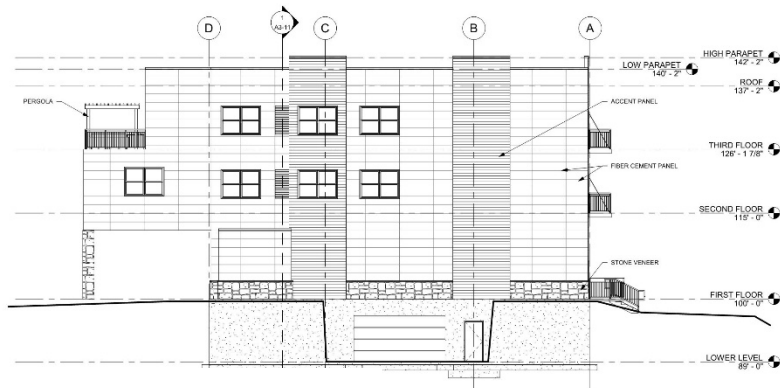


West Elevation

Elevations Plans



South Elevation



East Elevation