

MN HWY. 62

WEST 62ND STREET

RUSSEL AVENUE SOUTH

6228 PENN AVE. S.
4.96 ACRES

PENN AVENUE SOUTH

WEST 63RD STREET

10-8-18

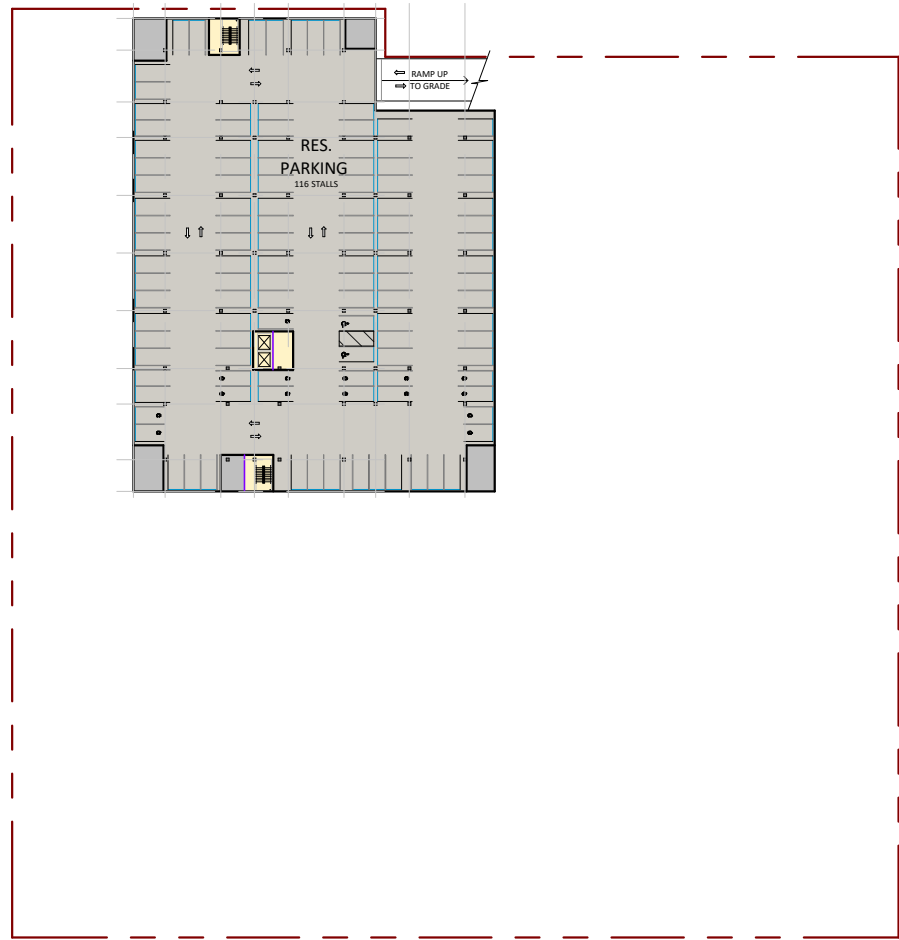
esc

Scale: 1" = 100'-0"

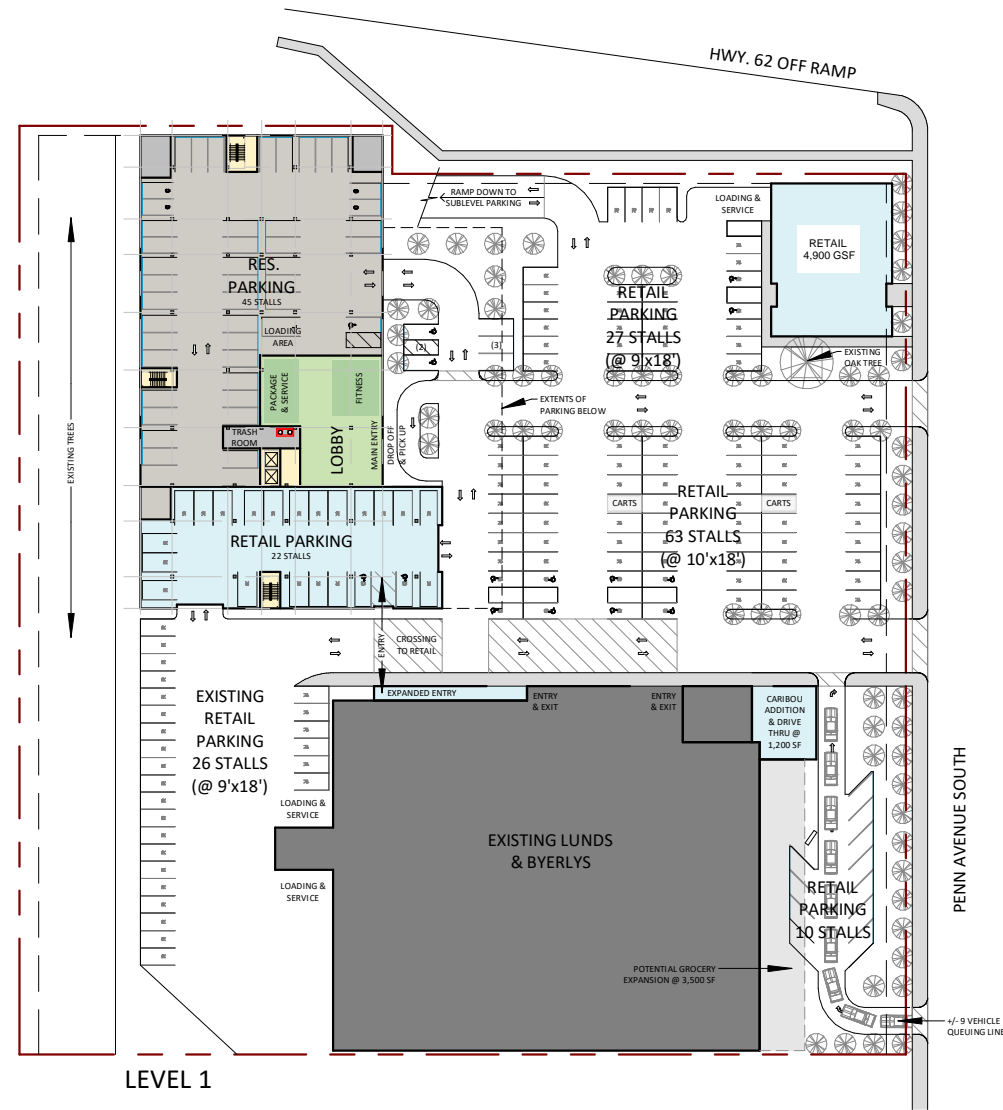


Richfield Lunds Site
6228 Penn Ave South

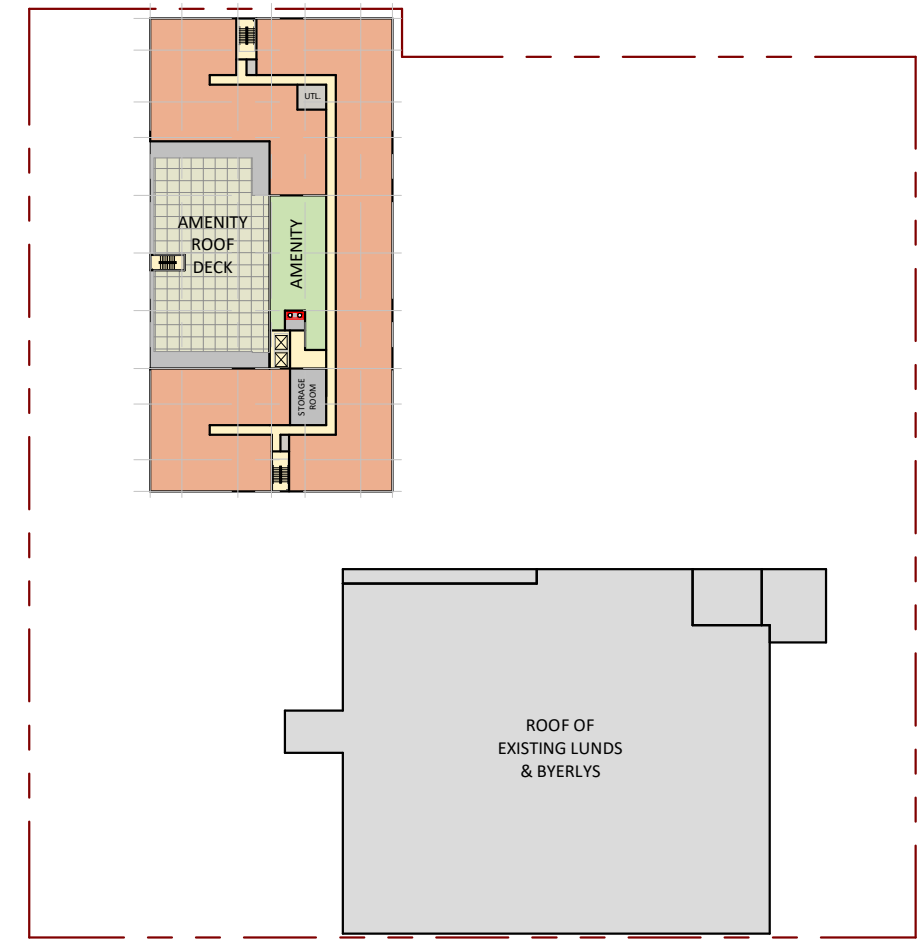
CONTEXT



PARKING LEVEL



LEVEL 1



LEVEL 2 (3-6 SIM.)



10-8-18

esc

Richfield Lunds Site
6228 Penn Ave South

MASSING



10-8-18

esg

Richfield Lunds Site
6228 Penn Ave South

MASSING

Development Metrics: Penn Avenue Apartments

Description	Gross SF	Parking GSF	Commercial GSF	Residential GSF	Res. Amenity	Residential NLSF	Efficiency NLSF	Parking	Res. Units
P1 Sublevel Parking	43,300	43,300						116	
1 Lobby / Commercial / Parking	31,000	27,000	-	-	4,000	-		50	-
2 Apartments	23,500			23,500	2,000	17,225	73%		24
3 Apartments	23,500			23,500		19,375	82%		27
4 Apartments	23,500			23,500		19,375	82%		27
5 Apartments	23,500			23,500		19,375	82%		27
6 Apartments	23,500			23,500	2,000	17,225	73%		24
Total	191,800	70,300	-	117,500	8,000	92,575		166	129

Unit Mix	Mix	# of Units	# of Beds	Units SF	NLSF
Studio	16%	20	20	450	9,000
Alcove	20%	26	26	550	14,300
One Bedroom	43%	55	55	725	39,875
Two Bedroom	22%	28	56	1,050	29,400
Total	100%	129	157	718	92,575

Metrics		Residential GSF per Unit
Total Dwelling Units	129	911
Total Stalls	166	
Lunds & Byerlys Commercial Stalls	148	*22 Enclosed (see plan)
Residential Stalls	166	
Residential Stalls / Dwelling Unit	1.29	
Residential Stalls / Bedroom	1.06	
Average Unit Size	718	
Above Grade SF / Unit	1,487	
Site SF	215,862	**includes entire parcel
Site Acreage	4.96	
Dwelling Unit / Acre	26	
FAR	0.76	