



CITY OF NEWPORT
2060 1ST Avenue
Newport, MN 55055
(651) 459-5677
ci.newport.mn.us

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COUNCIL WORKSHOP AGENDA

March 16, 2023- Immediately following the Regular City Council Meeting

1. CALL TO ORDER
2. ROLL CALL
3. CONCEPT PLAN REVIEW
 - A. MWF Properties
4. FUTURE MEETING AGENDA ITEMS
5. ADJOURNMENT



Real People. Real Solutions.

12224 Nicollet Avenue
Burnsville, MN 55337-1649

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Bolton-Menk.com

MEMORANDUM

Memo Date: March 10, 2023
Meeting Date: March 16, 2023
To: Newport City Council
From: Nathan Fuerst, AICP, City Planner
Subject: Concept Plan Review – Red Rock Square II

Action Requested: Review the Concept Plan and provide comments relating to the conformance of the plan with adopted plans and policies.

Overview

Applicant: MWF Properties
Owner: Washington County Regional Railroad Authority

PIDs: 2602822410049 and 2602822410045

Zoning: Mx-2 Transit Oriented Mixed-Use District

Future Land Use: Mixed Commercial/Residential

Summary of Proposal

The City has received a PUD Concept Plan request from MWF Properties (Developer) for the second phase of the Red Rock Square development. The Developer has provided a concept plan to receive feedback on the proposed development prior to compiling further applications for required entitlements.

This phase of the Red Rock Square apartments will only entail construction of the “L” shaped building on the southwest corner of the project site. That building is proposed to contain 51 dwelling units with parking both enclosed and adjacent on site. The second (future) building shown on the concept is expected to be the same in terms of units, design, and parking.



PUD Concept Plan Review Process

The purpose of this process is established in City Code Sec. 36-266 (2)(a) as follows:

The concept plan provides an opportunity for the applicant to submit a plan to the city showing the basic intent and the general nature of the entire development without incurring substantial cost. The process is also intended to allow the city to identify potential issues and concerns at an

early stage of development. Any opinions or comments provided on the concept plan shall be considered advisory only and cannot be construed as approval or denial of the proposed plat.

Land Use and Density

Application materials submitted with this request have been reviewed by staff for conformance with the zoning code and 2040 Comprehensive Plan. Worth noting, the entire site plan is being reviewed against the City's standards to ensure that, when fully developed, this site is consistent with City standards.

Zoning

MX-2 Zoning allows this use (MFH over 8 units) as a conditional use, necessitating a Conditional Use Permit. Density is calculated below and appears consistent with 20-50 units per acre.

Intent of the MX-2 district (Sec 36-236):

The specific intent of the MX-2, Transit-Oriented Mixed-Use District is to encourage a mixture of residential, commercial, office, and civic uses in proximity to the Newport Transit Station at densities and intensities that support and increase transit use. The district is also intended to encourage a safe and pleasant pedestrian environment, maximize access to transit, provide parking in an efficient and unobtrusive manner, and encourage a sense of activity and liveliness at street level.

Comprehensive Plan

This use is consistent with the range of uses allowed within the Mixed Commercial/Residential future land use category. Furthermore, the proposed development meets the Future Land Use Guidance and range of allowable density (20-50 units/acre). This development has a gross density of approximately 34 units per acre. Net density is expected to be the same as gross density for this development.

The proposed land use would make progress towards the City's long-term vision for this area, which is to locate higher density residential development around the Newport Transit Station.

- General Land Use Goal 1: *...Support new development and redevelopment of the Red Rock Redevelopment Area and areas along 7th Avenue south of the Newport Transit Station that include jobs and housing to implement the City's vision and master plan for redevelopment of this area.*
- General Land Use Goal 5: *Provide housing and jobs to attract younger people and young families. Provide "life cycle" housing opportunities that serve empty nesters and older residents while recycling family housing to attract younger families.*

Plan Review

Application materials submitted with this request have been reviewed by staff for conformance with the zoning code's performance standards. A summary of this review is below.

Zoning (Bulk) Standards	Required	Proposed
Minimum Lot Area	None	2.97 Acres (if not subdivided)
Minimum Lot Width	30 feet minimum	Greater than
Setbacks:		
Front	15 feet minimum	15 feet (Phase 2 building)
Side	10 feet minimum	25 feet (Phase 2 building)
Rear	15 feet minimum	40 feet (Future building)
Height	2 stories minimum, 4 maximum	3 stories
Lot Coverage	75% of the site	Not provided
Net FAR (Floor Area Ratio)	.5 Minimum	.93 FAR (at 3 stories)

Lot Configuration

As proposed, the concept plan shows both structures on one lot. It has been communicated that the developer would prefer to locate each building on its own separate lot. Staff note that City Code Section 36-11 limits each one lot to having only one principal structure. Given the nature of the development and the context of this site, staff feel that the Red Rock Square apartments should be located on the same parcel.

Because the “future” building would not be able to access Maxwell Avenue, the only possible public access for that building and lot would be to Red Rock Crossing. As the City does not permit new private accesses, it makes the most sense for the developer to plat both buildings on one lot and seek a deviation from Sec. 36-11 through the Planned Unit Development process.

Building Design

Staff note that the submitted building elevations do not address all requirements in City Code for the MX-2 District. The following section details, generally, conformance with the standards given the level of detail submitted.

Building Materials

The exterior building materials meet the City Code’s requirements for commercial structures established in Sec. 36-162.18.f, which requires that the opaque (non-window or entrance) areas on building facades be covered in materials to include: *brick, stone, decorative masonry, or similar materials, or a combination thereof.*

Alternate designs or materials can be approved, however the design must meet the following criteria:

1. The proposed design or material is consistent with the purposes of this section.
2. The proposed design or material would enhance the architectural appearance of the building and would be equal or superior to designs or materials permitted by this section.
3. The proposed design or material would be in harmony with the character of adjacent buildings and the surrounding district.

Street Walls

The Developer will need to detail how the submitted elevations conform to the following: *... buildings shall be designed so that the first-floor street facade along all streets includes the use of clear glass windows and doors arranged so that the uses are visible from or accessible to the street on at least 25 percent of the length of the first floor street frontage.*

Building Entrances & Canopies

It appears that building entrances meet City standards. Entrances are clearly visible and delineated with elements such as canopy overhangs. Minimum canopy clearance from the ground must be 8 feet with a projection of no greater than 4 feet. Entrances are oriented towards both the sidewalk and street along Red Rock Crossing, and internal to the site’s surface parking area.

Site Design

Open Space

Developers in the Mx-2 district must provide a minimum of 10% open space. Open space can include squares, plazas, terraces, greens (lawns), or landscaped or paved surfaces with seating areas. This development does contain a ‘tot lot’ which would appear to satisfy this requirement, at least partially. The Developer will need to demonstrate how this property will conform to that standard or request that it be waived.

Lighting

The City has adopted standards for site and building lighting specific to the MX-2 zoning district. This element will be reviewed for conformance at the time of preliminary plat.

Parking/Loading Areas

Parking standards are provided by City Code which are specific to the MX-2 zoning district. This is in recognition of the reduced necessity for parking in close proximity to transit rich nodes. Staff have reviewed the concept for conformance with parking standards established in City Code Section 36-162 for this use and have the following comments:

- Parking area – The City Code encourages parking areas to be screened from the street and surrounding properties, to the extent possible. The proposed arrangement of buildings on the lot is encouraged because it allows for the surface parking to be consolidated between the structures and screened from the street and surrounding areas.
- Number of stalls – Parking provided in the concept meets code requirements with 180 stalls, made up of 117 enclosed stalls and 63 surface lot stalls. Minimum parking required for this use is 168 stalls, with a maximum of 281 stalls allowed.
- Circulation – Staff note that this concept appears to appropriately balance internal pedestrian and vehicle circulation. To the extent possible, the site should reduce possible conflict points between people walking and people driving.
 - See the Fire Chief’s comment, on the following page, for a note on possible revisions required to meet fire code.
- Shared parking agreement – Should the two buildings be split on two different parcels. Staff strongly recommend the requirement to have both parcels entered into a private parking agreement to clarify terms of management, maintenance, and access to shared parking areas and drives.

Site Access

This is generally addressed by the “lot configuration” section above. As proposed, this development is showing an access off of Red Rock Crossing. This is acceptable and should be noted that the drive will be considered a private street to be maintained by the property owner. It is also noted that consideration of site access should be given to the remaining undeveloped parcel to the east of this project site.

Landscaping

Specific to the MX-2 zoning district, landscaping shall meet the following standards:

- *Landscaping shall support the purpose and intent of the district and be consistent with the station area plan or adopted master plans for the district.*
- *The plan for landscaping must include ground cover, bushes, trees, foundation plantings, sculpture, fountains, decorative walks, or other similar site design features or materials.*

This property is also subject to the City’s minimum landscaping requirements. This includes one tree for every 1000 square feet of non-impervius lot cover (excluding storm basins), and one overstory tree for every 50 feet of lot frontage.

Staff note that development plans should seek to address the City’s requirements for landscaping to the maximum extent possible. Should flexibility to Code requirements be necessary, it can be granted through the PUD process. This element will ultimately be reviewed for conformance at the time of preliminary plat.

Tree Preservation

A tree preservation plan, meeting the requirements of City Code Section 18-42 will be required at the time of preliminary plat. The Developer shall calculate the tree removal and detail any associated replacement required by the City's tree preservation requirements. Trees planted to satisfy landscaping requirements may be counted towards required mitigation.

Screening

The residential buildings proposed on site effectively screen the parking area. However, unless the parking and circulation area will be shared in common with the future development east of this property, landscaping or screening of the surface lot will be required. Staff suggest landscaping to screen the area along the private drive until the remaining parcel to the east is developed.

Additional screening is not required by city code for this site unless a trash enclosure is located outside of the buildings. Fencing or other screening is not detailed on the site plan. Should the Developer propose any additional screening, it will be reviewed for conformance with city standards.

Staff Review Comments

City Engineer & Public Works

The City Engineer's comments are provided in the memo dated February 17, 2023 and should be addressed by the developer prior to moving the project forward.

City Fire Chief

The City's Fire Chief has provided attached comments dated February 21, 2023, noting the requirement for a fire apparatus road behind the proposed "future" building for access.

Washington County

Any required reviews and permitting required by Washington County for this project should be identified by the developer at this time.

South Washington Watershed District (SWWD)

Any required reviews and permitting required by SWWD for this project should be identified by the developer at this time.

Planned Unit Development (PUD)

When PUDs are Used:

City Code Section [36-260](#) establishes the criteria a project needs to meet in order to qualify as a Planned Unit Development. To determine whether this project can use the PUD process, the following should be established:

- Uses within the PUD are consistent with the Comprehensive Plan's Future Land Use category.
- The minimum area for a PUD shall generally be ten acres in all zoning districts. The city may permit a smaller PUD area in order to meet the goals of the Comprehensive Plan.

Staff find that this project is consistent with the above, and therefore eligible for a PUD. Specifically, this project will further General Land Use Goals 1 & 5 of the City's adopted comprehensive plan. (Section 4.F, pg 48)

Required Standards

City Code Section [36-261](#) establishes the qualifying criteria for a Planned Unit Development:

The city shall consider the proposed PUD from the point of view of all standards and purposes of the comprehensive land use plan to achieve:

1. *Coordination between the proposed development and surrounding land uses;*
2. *The protection and conservation of woodlands, wetlands, bluffs, and primary conservation areas within the Mississippi River Corridor;*
3. *The potential for more efficient use of land, energy, infrastructure, and natural resources, protection of water resources and conservation of natural resources.*
4. *The protection of health, safety, and welfare of the community and residents of the PUD;*
5. *Benefit to the city and the public interest.*

Required Approvals and Next Steps

The Developer will need to receive the following approvals for this proposed development:

1. Preliminary Plat
2. Conditional Use Permit (CUP) – Multifamily buildings over 8 units
3. Planned Unit Development, with deviations to be identified by the developer, but anticipated for:
 - a. Two principal structures on one lot
 - b. Site or building design as identified by the developer
 - c. Landscaping or screening as identified by the developer
4. Final Plat

Applications for 1-3 above can be reviewed and processed concurrently, with final revisions to the site plan made prior to a final plat approval.

Staff Recommended Action

This is a concept plan review. No action is to be taken at this time other than to provide feedback on the request to the developer. Nothing at this stage of review or discussion shall be construed as an approval or denial of a preliminary plat.

Staff pose the following questions for discussion:

- Does the project appear consistent with the goals of the Comprehensive Plan?
- Does the project appear to meet the intent of the zoning district?
- Does the project appear to meet the intent of site design, building design, and landscaping requirements?
- If deviations are required from City Code, does this project appear to be consistent with the criteria required to approve a PUD?

Resources:

- Application Documents (attached)
- City Engineer Comment Memo, dated February 17, 2023
- City Fire Chief Comments, dated February 21, 2023
- Zoning Code ([link only](#))
- Citywide Zoning Map ([link only](#))
- 2040 Comprehensive Plan ([link only](#)) - Land Use chapter begins on pg 31)

City of NEWPORT Planning Request Application

Newport City Hall • 20601st Avenue • Newport • Minnesota • 55055 • Phone 651-459-5677 • Fax 651-459-9883

Application Date: 2/2/2023 Public Hearing Date: _____

Applicant Information

Name: MMF Properties, LLC Telephone: _____

Mailing Address: 7645 Lyndale Avenue South

City/State/Zip: Minneapolis, MN 55423

Property Owner Information

Name: Washington County Community Development Agency Telephone: 651-202-2814

Mailing Address: 7645 Currell Boulevard Telephone: 651-202-2814

City/State/Zip: Woodbury, MN 55125

Project Information

Location of Property: NE Corner of Maxwell Avenue and Red Rock Crossing

Legal Description of Property (Must match description on the Deed) and P.I.D. #: _____

See attached Exhibit A for full legal description.

PID #s = 2602822410049; 2602822410045

- Zoning District: _____ Flood Plain: **AE 0.2 % Annual Chance Flood Hazard**
- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Amendment | \$500 or Actual Cost plus \$50 for Additional Staff Hours (10 Hr Min) |
| <input type="checkbox"/> Rezoning | \$500 plus Escrow |
| <input type="checkbox"/> Zoning Amendment | \$500 |
| <input type="checkbox"/> Variance | \$300 plus Escrow |
| <input type="checkbox"/> Conditional Use Permit | |
| <input type="checkbox"/> Residential | \$300 plus Escrow |
| <input type="checkbox"/> Commercial | \$450 plus Escrow |
| <input type="checkbox"/> Subdivision Approval | |
| <input type="checkbox"/> Minor Subdivision | \$300 plus Escrow and Parkland Dedication Fee |
| <input type="checkbox"/> Major Subdivision | \$500 plus Escrow, \$50 per Lot, \$200 for Final Plat, and 10% of land value or fee for Parkland Dedication Fee |
- 0 Other: Concept Plan Review (\$450 App Fee + \$2,000 Escrow)
- ☐ Applicable Zoning Code Chapter: _____
- ☐ Review by Engineer Cost: _____
- ☐ Total Cost: _____

Escrow Fees

The City of Newport requires that any developer or every person, company, or corporation that is seeking a planning request must first submit detailed plans to the City. The person submitting the planning request must also submit prepayment to the City to cover any expenses that the City incurs by investing extensive amounts of time reviewing these plans. All unused escrow fees will be returned to the applicant upon completion of the request. Additionally, if actual costs are above the paid escrow, the applicant will be required to pay the additional amount. The fees are as follows:

Plannine Request	Escrow Fee
Rezoning	\$500
Street/Alley Vacation	\$1,000
Residential Variance	\$500
Commercial Variance	\$1,000
Residential Conditional Use/Interim Use Permit	\$750
Commercial Conditional Use/Interim Use Permit	\$1,000
Preliminary Plat Under 10 Acres	\$3,500
Preliminary Plat Over 10 Acres	\$6,500
Residential Minor Subdivision, Major Subdivision, Site Plan Review, Final Plat, and Planned Unit Development:	
8 Units or Less	\$2,000
9 to 40 Units	\$3,200
41 Units or More	\$4,500
Commercial Minor Subdivision, Major Subdivision, Site Plan Review, Final Plat, and Planned Unit Development:	
0 to 5,000 Sauare Foot Building	\$2,000
5,001 to 10,000 Sauare Foot Building	\$3,000
10,001 to 50,000 Square Foot Building	\$3,750
50,000 Plus Sauare Foot Building	\$4,500

Typical escrow costs include reviewing the application to ensure that State Statutes and the City Codes are followed, preparing the staff report, findings, and recommended conditions for both the Planning Commission and City Council, and communicating with the applicant as needed to complete the staff report. The average fee is \$100 per hour for the Planner and \$70 per hour for the Engineer.

Present Use of Property: The subject property is currently vacant land.

State Reason for Planning Request: This request is to review a site plan concept for the development of two apartment buildings and an unidentified future commercial use. We intend to submit an application for a Preliminary and Final Plat as well as a Conditional Use Permit to secure the necessary land use approvals for the first phase of this development (Red Rock Square II) within the next few months.

ALL MATERIALS/DOCUMENTATION, INCLUDING A SITE-PLAN, MUST BE SUBMITTED WITH APPLICATION THAT IS APPLICABLE TO PLANNING REQUEST.

I HEREBY APPLY FOR CONSIDERATION OF THE ABOVE DESCRIBED REQUEST AND DECLARE THAT THE INFORMATION AND MATERIALS SUBMITTED WITH THE APPLICATION ARE COMPLETE AND ACCURATE. I UNDERSTAND THAT APPLICANTS ARE REQUIRED TO REIMBURSE THE CITY FOR ALL OUT-OF-POCKET COSTS INCURRED FOR PROCESSING, REVIEWING, AND HEARING THE APPLICATION. THESE COSTS SHALL INCLUDE, BUT ARE NOT LIMITED TO: PUBLICATION AND MAILING OF NOTICES, REVIEW BY THE CITY'S ENGINEERING, PLANNING AND OTHER CONSULTANTS; LEGALS COSTS, AND RECORDING FEES. AN ESCROW DEPOSIT TO COVER THESE COSTS WILL BE COLLECTED BY THE CITY AT THE TIME OF APPLICATION; 3% OF THE REMAINING AFTER REVIEW IS COMPLETE WILL BE REFUNDED TO THE APPLICANT. 0% INTEREST IS PAID ON ESCROW DEPOSITS

SIGNATURE OF APPLICANT: _____

SIGNATURE OF OWNER (IF APPLICABLE): _____

For Office Use

Fee: _____ Date Paid: _____ Receipt#: _____

Publication of Notice Date: _____

Public Hearing Date: _____

P.C. Resolution#: _____

Council Action Date: _____

Council Resolution #: _____

EXHIBIT A

Legal Description

Outlot A, Newport Station Addition, Washington County, Minnesota.

AND

All that part of the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 26, Township 28 North, Range 22 West of the Fourth Principal Meridian, Washington County, Minnesota, described as follows:

Beginning at Right of Way Boundary Corner B12 as shown on Minnesota Department of Transportation Right of Way Plat No. 82-105 on file and of record in the office of the County Recorder, Washington County, Minnesota; thence northeasterly on an azimuth of 25 degrees 26 minutes 29 seconds along the boundary of said plat a distance of 416.00 feet to Right of Way Boundary Corner B11 of said plat; thence continuing northeasterly on an azimuth of 25 degrees 26 minutes 29 seconds along the boundary of said plat a distance of 48.80 feet to Right of Way Boundary Corner B10 of said plat; thence southwesterly on an azimuth of 254 degrees 01 minutes 13 seconds a distance of 261.05 feet; thence southerly a distance of 351.84 feet on a non-tangent curve, concave to the west, having a radius of 2914.77 feet, a central angle of 6 degrees 54 minutes 58 seconds and said curve having a chord having an azimuth of 171 degrees 36 minutes 48 seconds and a chord length of 351.62 feet to the point of beginning.

Red Rock Square II Site Plan
Concept Plan Review Application

PROJECT SUMMARY

February 2nd, 2023

OVERVIEW

MWF Properties is proposing to develop a 51-unit general occupancy affordable apartment building at the NE corner of Maxwell Avenue and Red Rock Crossing. This building, referred to as Red Rock Square II, can be considered the second phase to the Red Rock Square apartment building developed by MWF Properties in 2017 that is located at 150 Red Rock Crossing. Red Rock Square II will include a mix of one, two, and three-bedroom floorplans across three stories of apartments over one level of underground parking. Gross square footage of the building is estimated at 62,111 square feet.

The land north and east of the proposed Red Rock Square II will be set aside for future development. As noted in the concept plan, MWF Properties is proposing to develop a future 3rd apartment phase just north of Red Rock Square II and set aside the remaining land to the east for future commercial development.

Common area amenities for Red Rock Square II will include:

- Underground parking
- Fitness center
- Community room
- Secure package room
- Tot lot
- On-site property management and maintenance staff

AFFORDABILITY

Red Rock Square II will be affordable to households at or below 60% of the Area Median Income (AMI).

The breakdown of rents based on current Area Median Incomes will be as follows:

No. of Bedrooms	1 Bedrooms	2 Bedrooms	3 Bedrooms
No. of Units	12	24	15
Rent	\$682 - \$1,062	\$1,270 - \$1,538	\$1,773

SITE, ACCESS, LAND USE AND ZONING

Red Rock Square II will be developed at the NE corner of Maxwell Avenue and Red Rock Crossing on an approximately one and one-half acre vacant site. The phase III apartment building will also be developed on an approximately one and one-half acre vacant site that sits directly north of Red Rock Square II. In total, the two residential apartment buildings will occupy approximately three acres of land. The remaining approximately three acres of undeveloped land that is situated directly north of the transit station and east of the phase II and phase III apartment buildings will be set aside for a commercial use.

Resident and public access to the residential portion of the site will be provided via Red Rock Crossing utilizing the existing curb cut. Sidewalks will be constructed along Red Rock Crossing and between the phase II and phase III apartment buildings to allow residents convenient access to the shared-use trail that is along Maxwell Avenue.

The site is currently zoned Residential/Commercial and zoned MX-2, both of which allow for the proposed use contingent on the approval of a conditional use permit.

HOUSING NEED

There is a substantial need for additional housing units in the City of Newport and the surrounding market area. Red Rock Square is currently 100% occupied and has maintained 100% occupancy since June of 2022. Additionally, we commissioned a third-party market study in July of 2022 which further supports the need for additional housing units – as evidenced by the waiting list of 27 prospective residents who are interested in living at Red Rock Square.

Red Rock Square II will provide 51 units of newly constructed quality housing affordable to households making 60% or less of the Area Median Income. When combined with the future phase III apartment building, there will be 102 units of newly constructed housing at the subject property which will help fulfill the need for additional housing units at an affordable price point for residents living in Newport and the surrounding communities.

PARKING

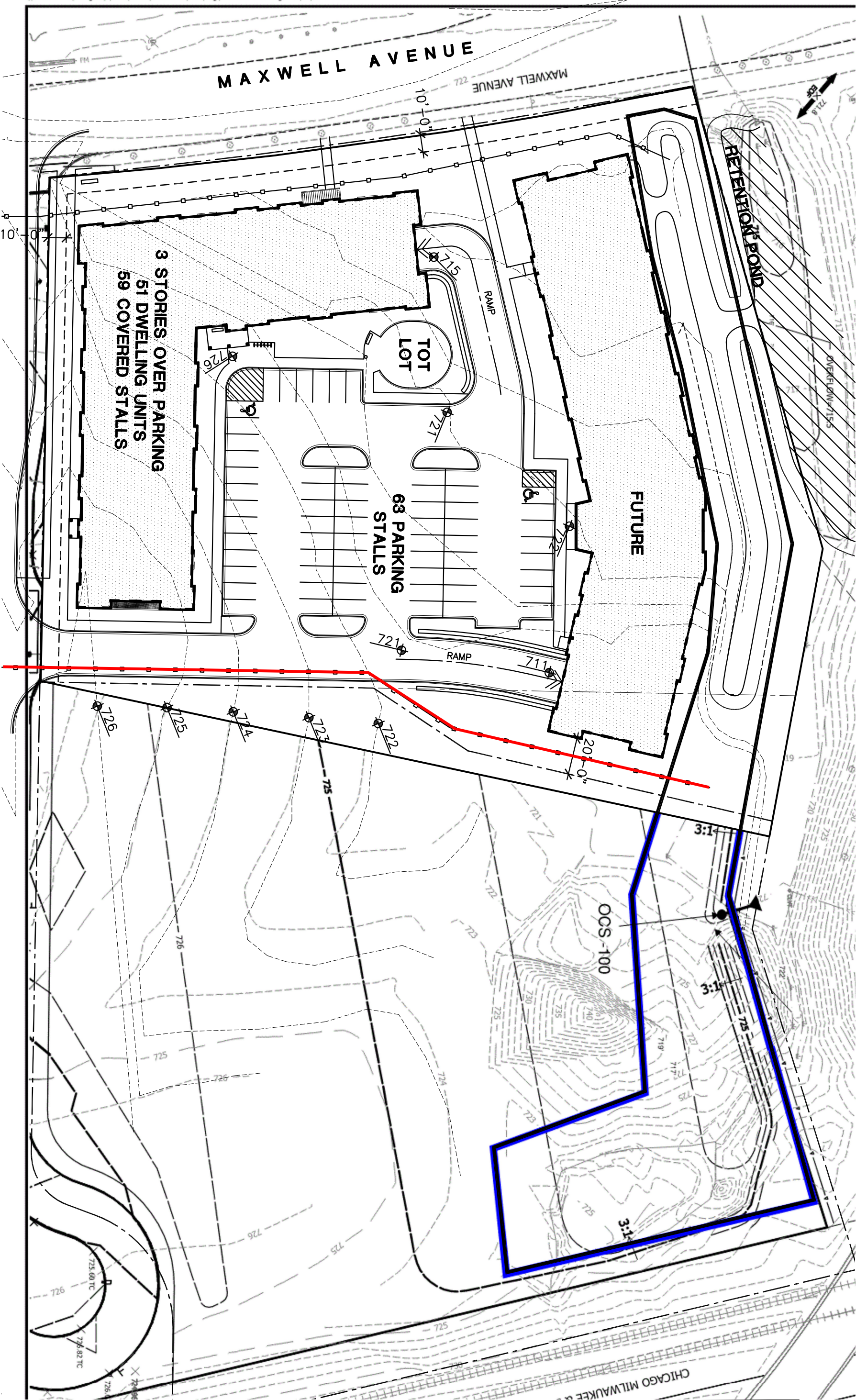
The MX-2 District zoning standards require a parking minimum of 1.5 parking spaces per dwelling unit plus ten percent for guest parking. The phase II and phase III apartment buildings have a combined unit count of 102 units which means the site will be required to have a minimum of $(1.5 \text{ parking spaces per unit} \times 102 \text{ units}) + (10\% \text{ guest parking spaces} \times 102 \text{ units}) = 164 \text{ total parking spaces}$. Our current site plan contains a total of 180 off-street parking spaces (117 covered spaces and 63 surface spaces) - equating to a parking ratio of 1.76 stalls/unit, which exceeds the minimum number of required parking spots by 16 parking stalls. For reference, the parking ratio of Red Rock Square I is 1.67 stall/unit.

DEVELOPMENT SCHEDULE

Preliminary Development Schedule of Red Rock Square II:

- November 2022: Tax Credit Financing Award
- February-August 2023: Land Use Approvals
- Fall 2023: Secure Building Permit, Close on Financing, Start Construction
- Fall 2024: Construction Complete, Lease-up Begins
- Spring 2025: Lease-up Complete

The development schedule for the phase III apartment building and the commercial land have not been determined as of this time.

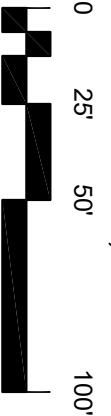
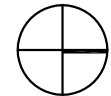


MWF PROPERTIES
7645 Lyndale Ave. S.
Minneapolis, MN 55423

MILLER HANSON ARCHITECTS
218 Washington Avenue North
Suite 230
Minneapolis, MN 55401

S I T E P L A N

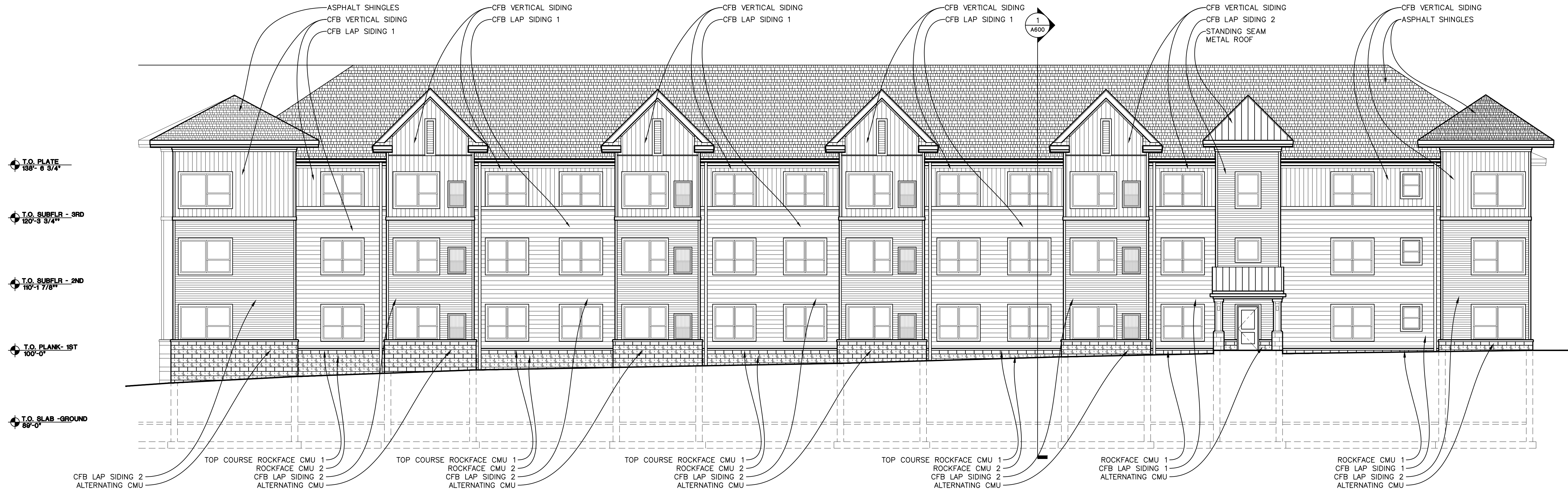
R E D R O C K I I
NEWPORT, MN



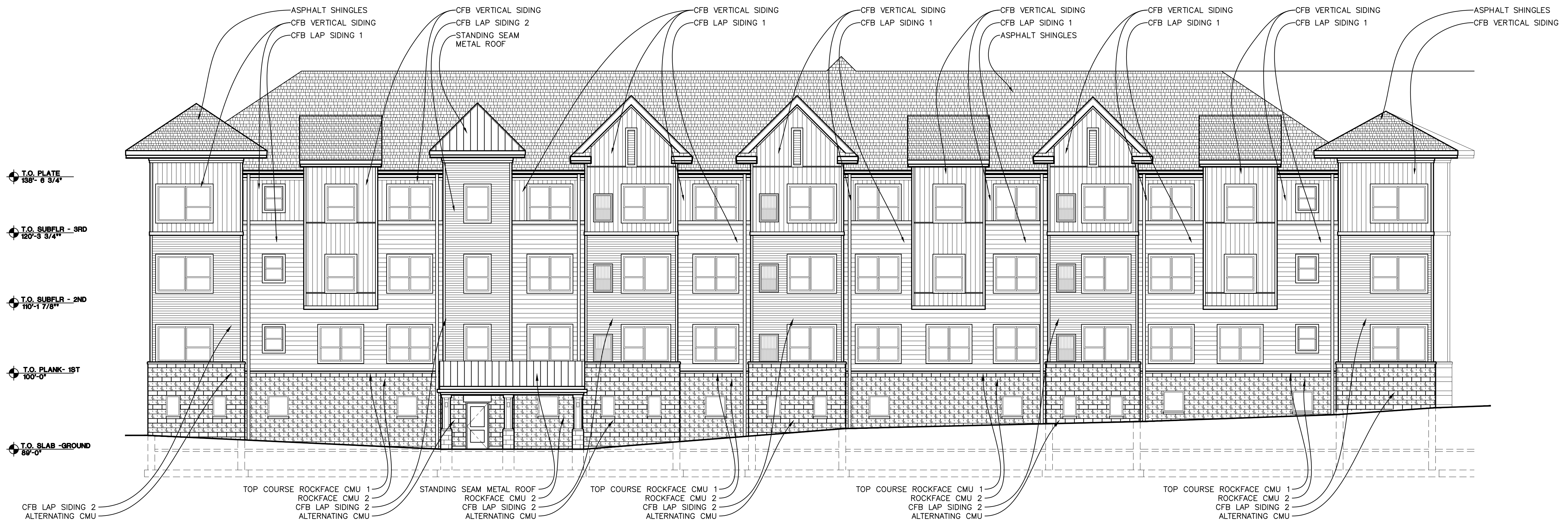
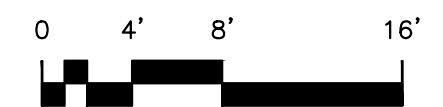
- Phase 1 - 51 DWELLING UNITS**
- 12 1BR Units
 - 24 2BR Units
 - 15 3BR Units
 - 59 Garage Parking Stalls
 - 31 Parking Stalls on grade

- Phase 2 - 51 DWELLING UNITS** **2.97 Acres**
- 12 1BR Units
 - 24 2BR Units
 - 15 3BR Units
 - 58 Garage Parking Stalls
 - 32 Parking Stalls on grade

PRELIMINARY NOT FOR CONSTRUCTION

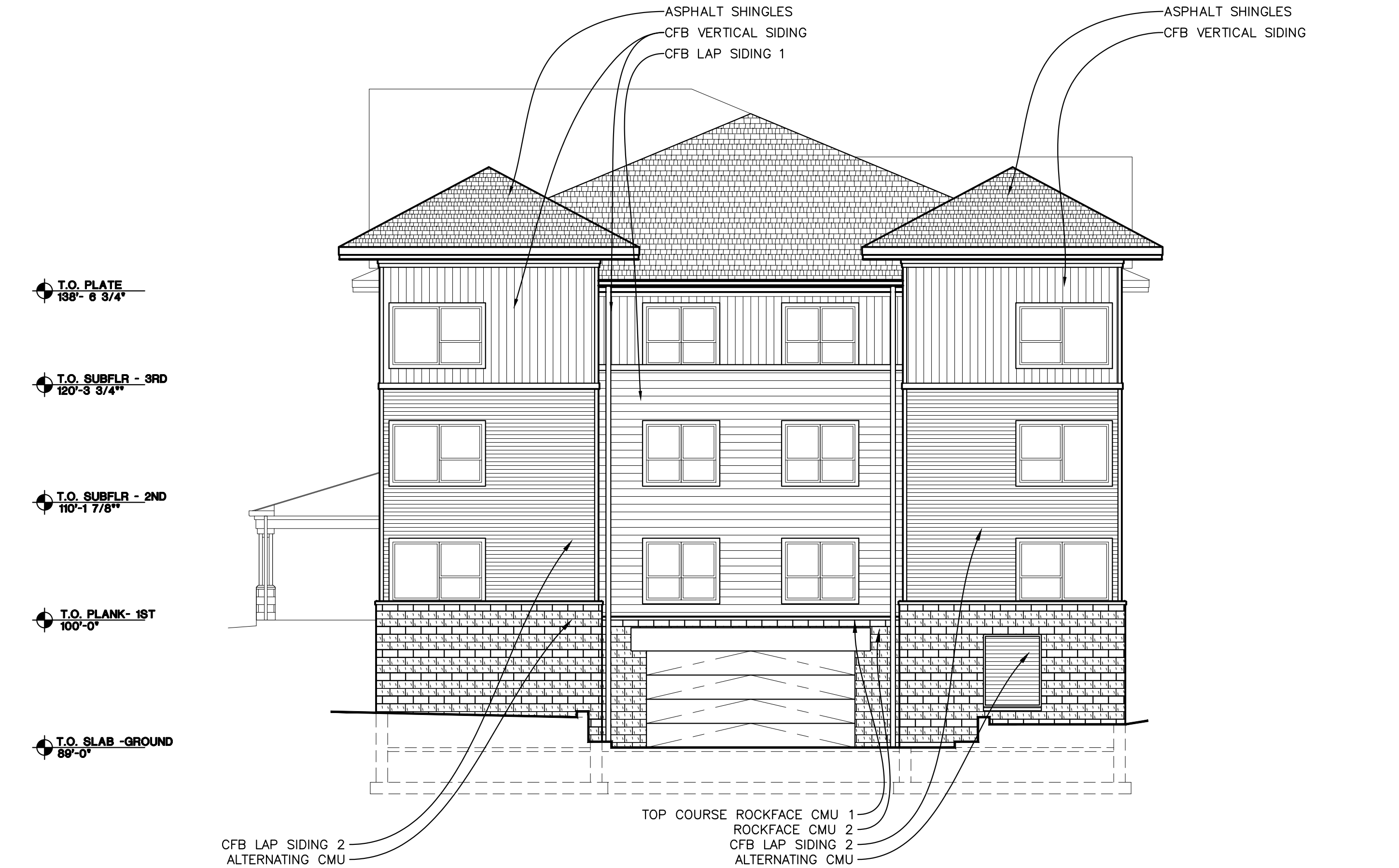


1 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

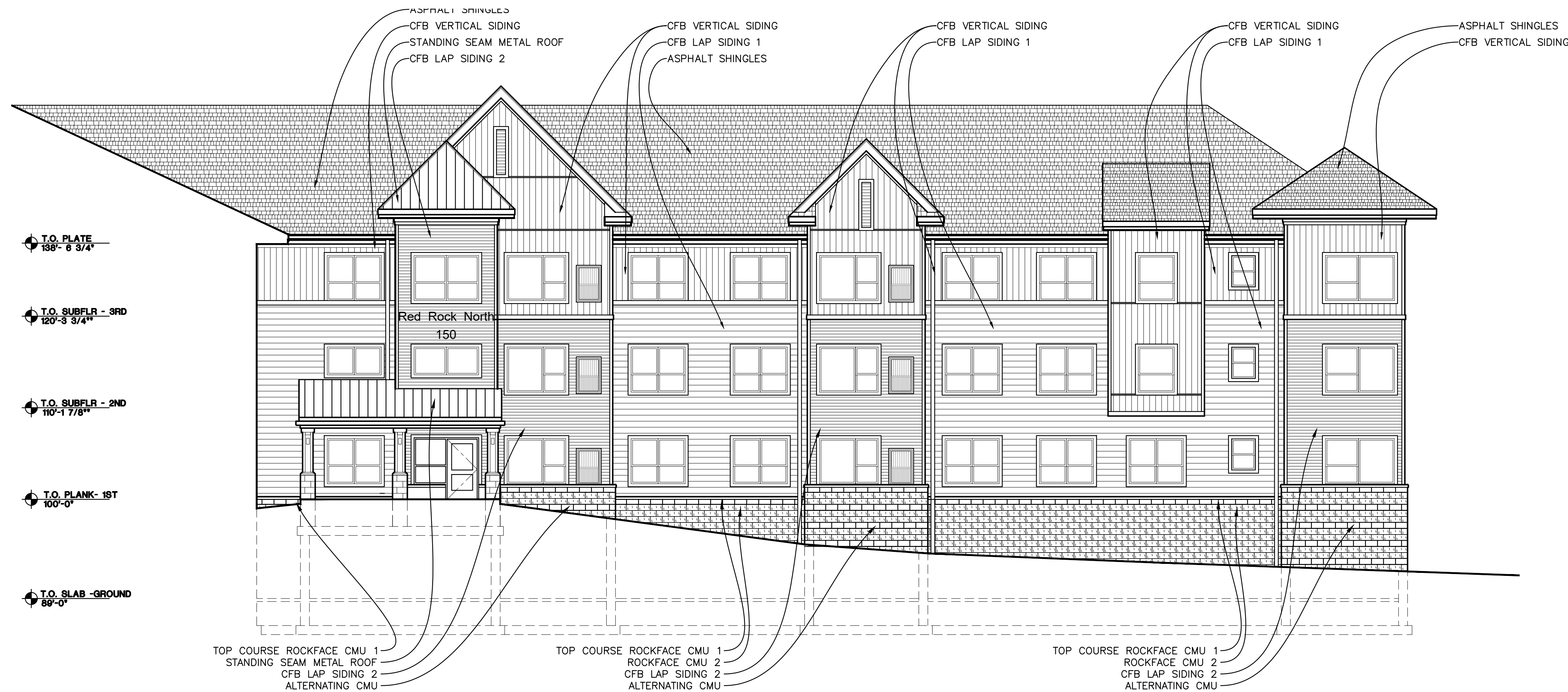


2 SOUTHWEST EXTERIOR ELEVATION
1/8" = 1'-0"





1 NORTHWEST EXTERIOR ELEVATION
1/8" = 1'-0"



2 NORTHEAST EXTERIOR ELEVATION
1/8" = 1'-0"

ISSUE & REVISION
MHA: 07/16/20

COMM #1919

DEVELOPER: MWFP PROPERTIES
7645 Lyndale Ave. S.
Minneapolis, MN 55423
Tel: 612-243-4637

CIVIL ENGINEER

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MEP ENGINEERS

RED ROCK
SQUARE II
NEWPORT, MN

218 Washington Avenue North
Suite 230
Minneapolis, Minnesota 55401
612-332-5420
www.millerhanson.com

MILLER
HANSON
architects

I HEREBY CERTIFY THAT THE PLAN SPECIFICATION OR
SUPERVISION AND THAT I AM A REGISTERED ARCHITECT
UNDER THE LAWS OF THE STATE OF MINNESOTA

NAME: KENT SIMON
DATE: MAY 15, 2020

NO. 16320

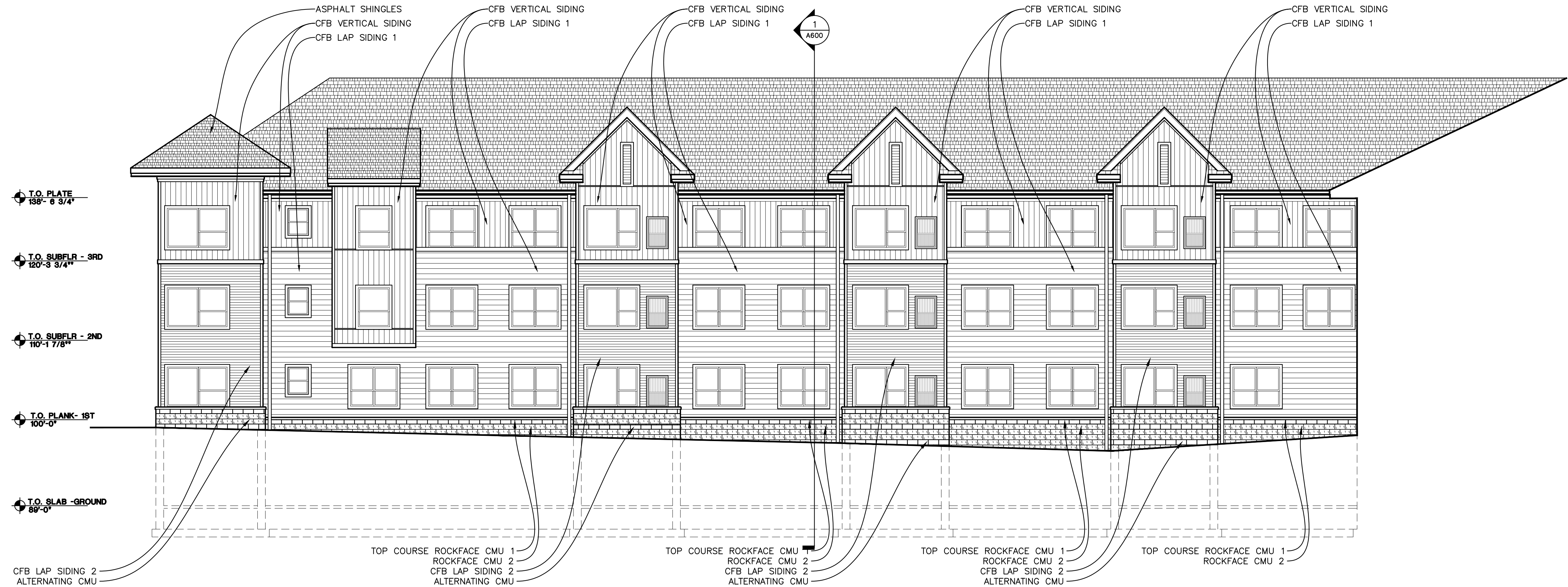
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EXTERIOR ELEVATIONS

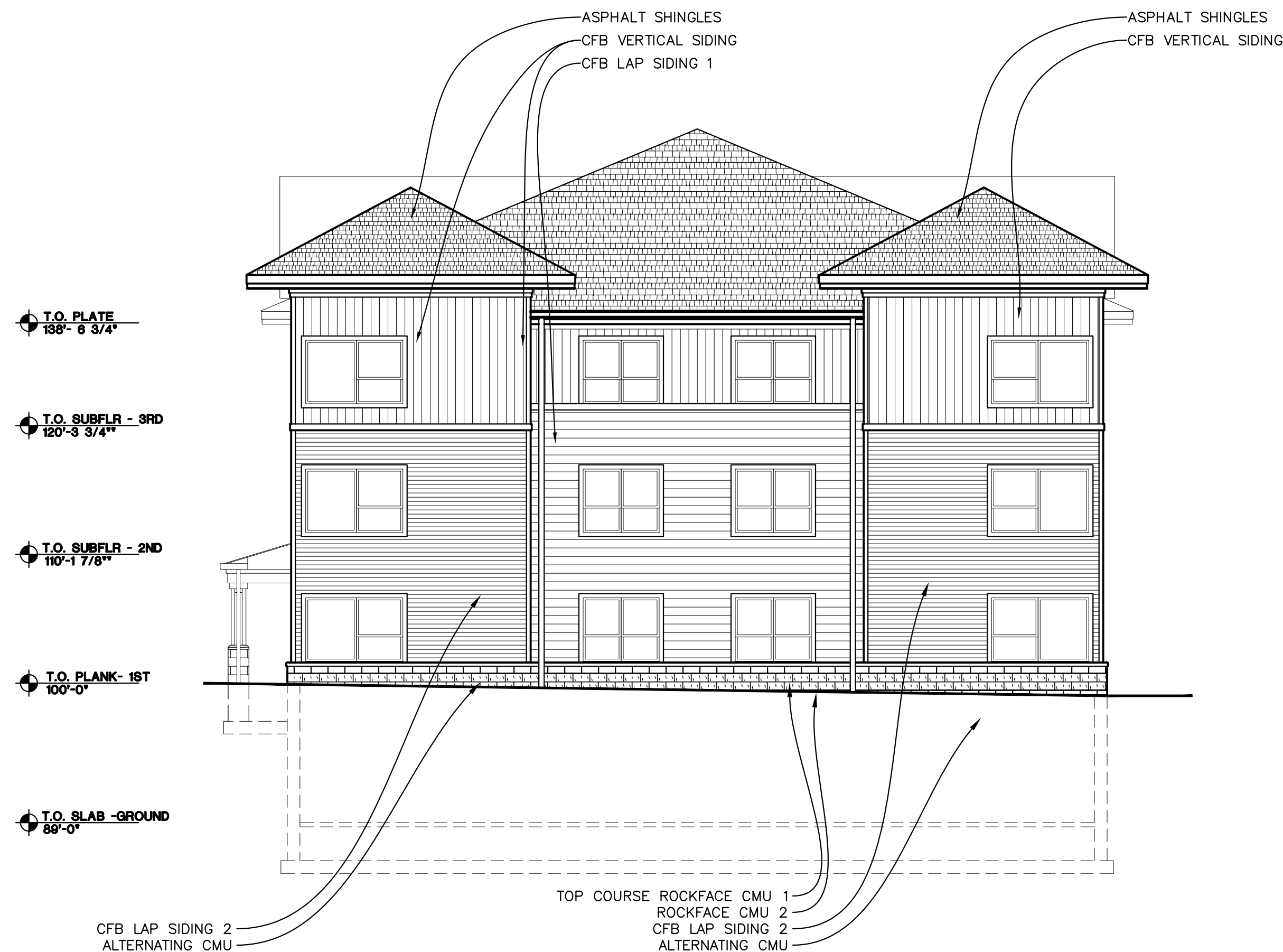
A501

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PRELIMINARY NOT FOR CONSTRUCTION



1 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
1/8" = 1'-0"

ISSUE & REVISION
MHA: 07/16/20

COMM #1919

DEVELOPER: MWFP PROPERTIES
7645 Lyndale Ave. S.
Minneapolis, MN 55423
Tel: 612-243-4637

CIVIL ENGINEER
LANDSCAPE ARCHITECT
STRUCTURAL ENGINEER
MEP ENGINEERS

RED ROCK
SQUARE II
NEWPORT, MN

218 Washington Avenue North
Suite 230
Minneapolis, Minnesota 55401
612-332-5420
www.millerhanson.com

MILLER
HANSON
architects

I HEREBY CERTIFY THAT THE PLAN SPECIFICATION OR
SUPERVISION AND THAT I AM A REGISTERED ARCHITECT
UNDER THE LAWS OF THE STATE OF MINNESOTA

NAME: KENT SIMON
DATE: MAY 15, 2020
NO. 16320

DRAWN BY: xx
CHECKED BY: xx

EXTERIOR ELEVATIONS

A502

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