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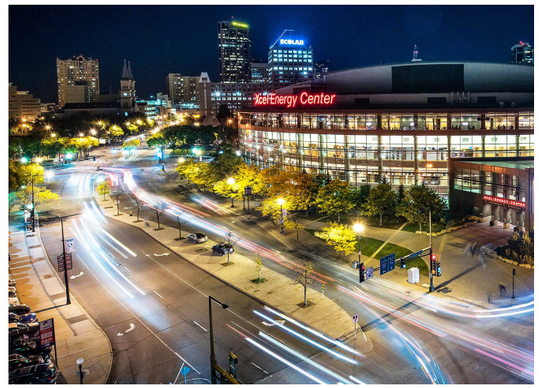

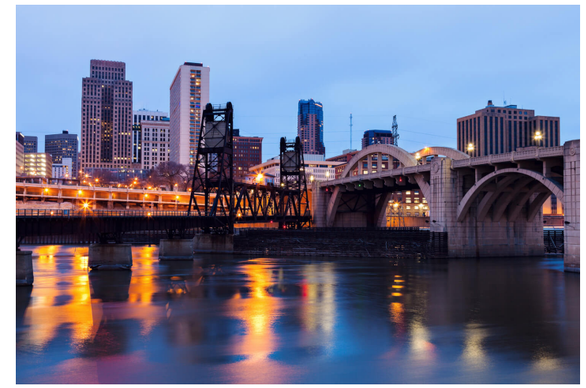

Prepared for:

Rezoning/C.U.P./Alley Vacation Applications
Supporting Drawings
11.21.2019

Project:

337 7th St. West
19-084.00

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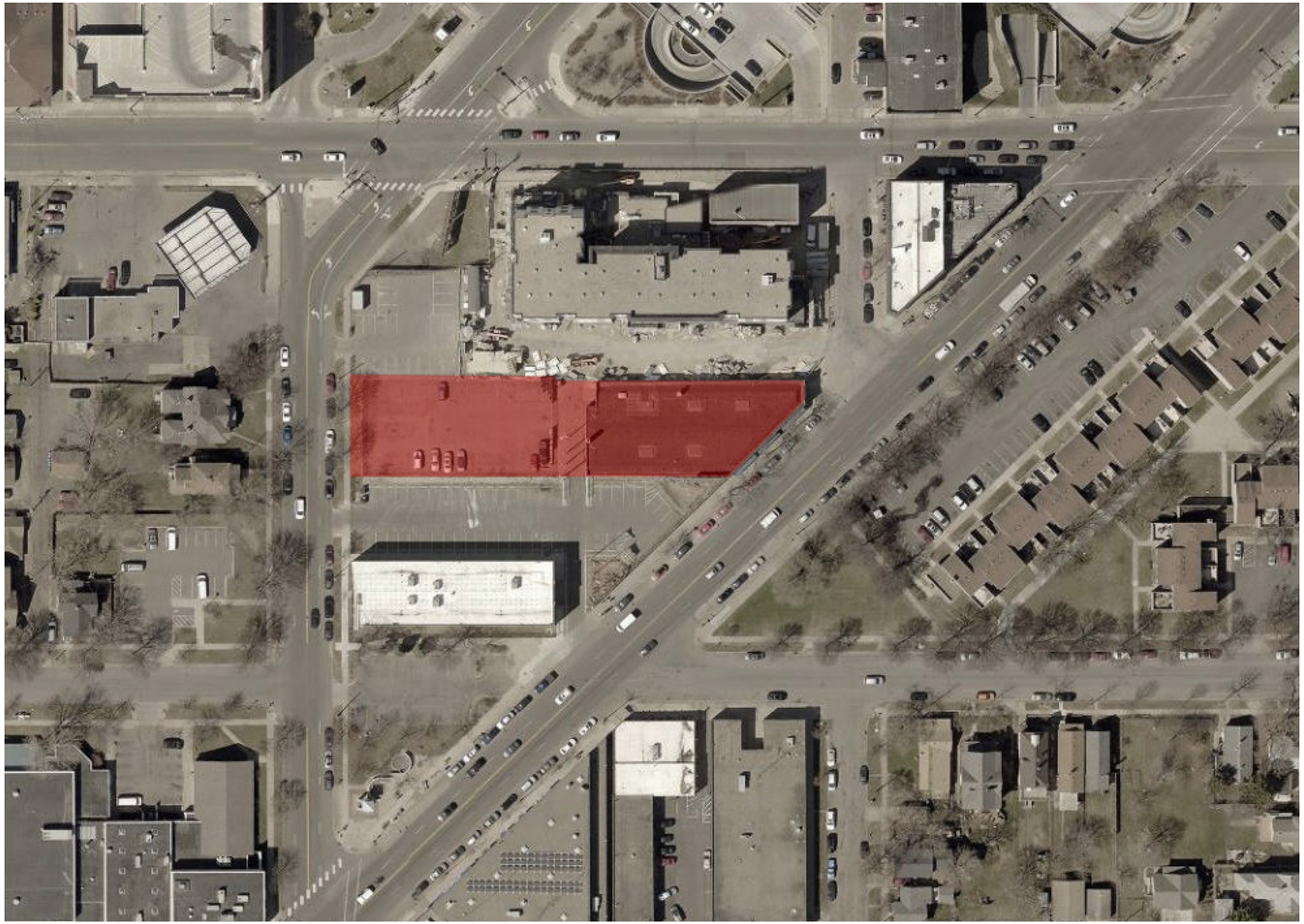

Aerial View from Ramsey County Interactive Map

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Project Team

Development
Northland Real Estate Group LLC
4324 W Lake Harriet Pkwy
Minneapolis, MN 55410

Architect
DJR Architecture, Inc.
333 N Washington Avenue #210
Minneapolis, MN 55401
612.676.2700

Civil Engineer & Landscape Architect
TBD

Site Information (Current)
337 West 7th Street and
366-372 Smith Avenue N.
St. Paul, MN 55102

Address (Proposed)
337 West 7th Street
St. Paul, MN 55102

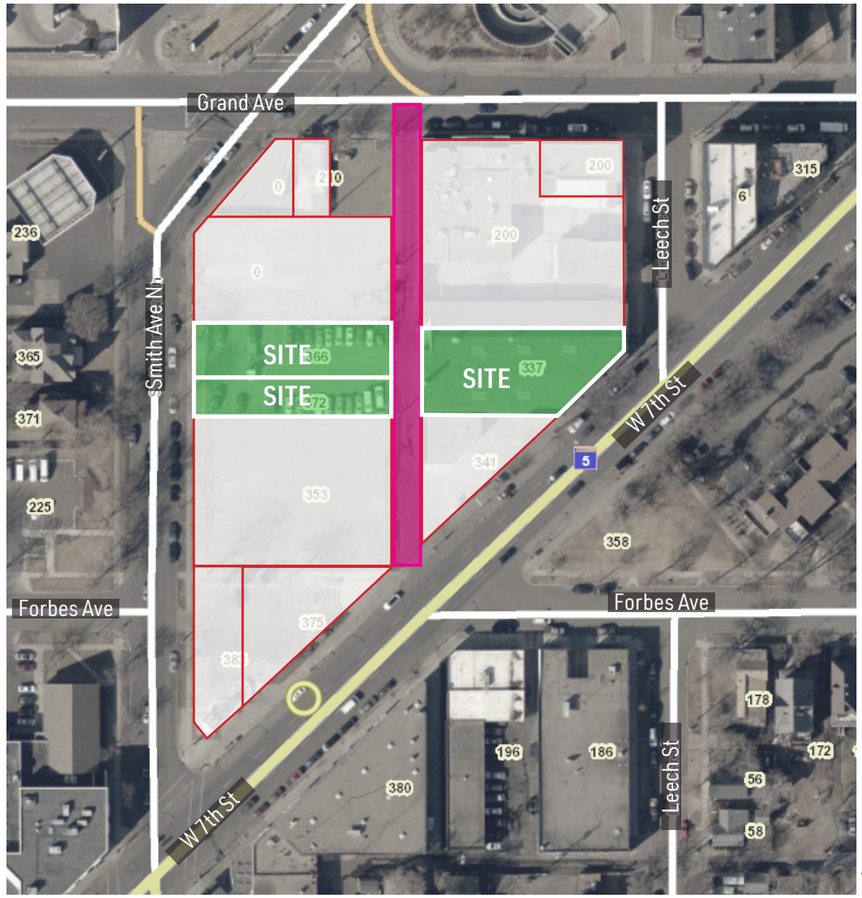
Area
.57 acres (25,348 sq. ft.)
.61 acres (26,588 sq. ft.) after vacation

Legal Description:

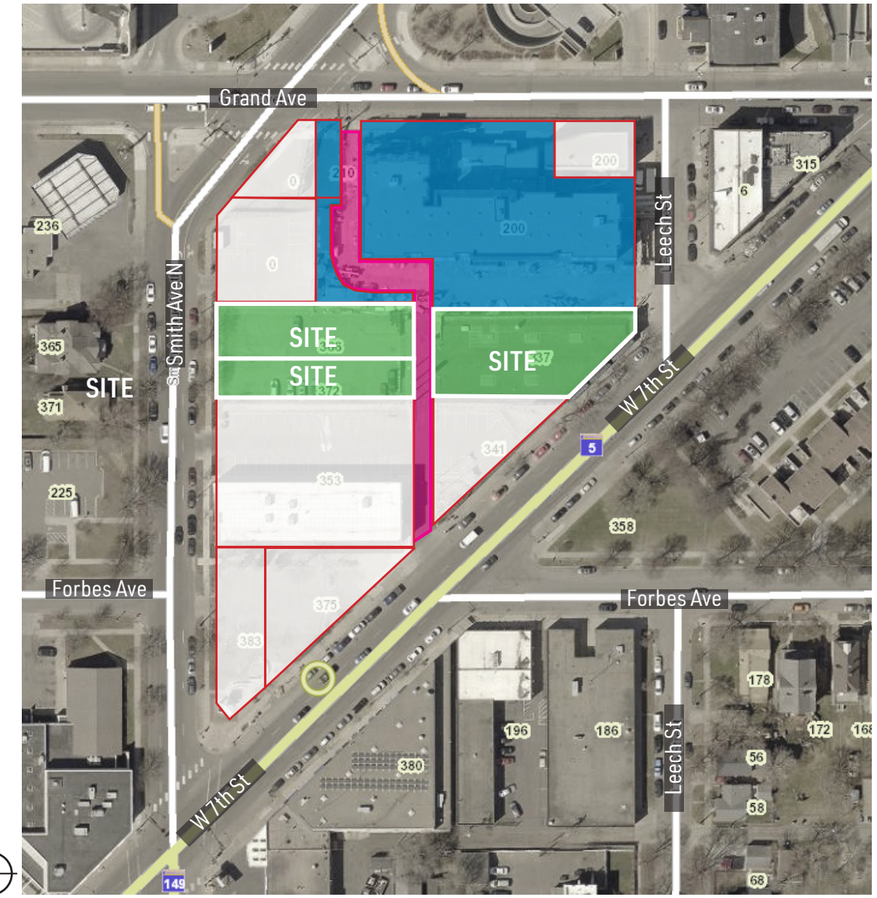
Parcel 1: 012823410021 Lots 2, 3 and 4, located on Lots 4 and 5, Block 2 of Ewing & Chute's Subdivision of Lots 6 and 7, Block 1, and Lots 4 and 5, Block 2, Leech's Addition to Saint Paul, according to the recorded plat thereof, Ramsey County, Minnesota.

Parcel 2: 012823410012 Lot 11, Block 2, Leech's Addition to Saint Paul, Ramsey County, Minnesota.

Parcel 3: 012823410011 The North one half (N1/2) of Lot 10, Block 2, Leech's Addition to Saint Paul, Ramsey County, Minnesota. Abstract Property



Aerial from St. Paul Interactive Map - 2015



Aerial from St. Paul Interactive Map - 2018

- SITE
- ALLEY WAY
- PARCELS
- 2017 HOTEL ADDITION

Project Narrative:

The project proposes a mixed-use development with off-street parking entirerly above grade. The project site is located mib-block between West 7th Street and Smith Avenue in the West 7th/Fort Road neighborhood. The site is currently occupied by a single story auto repair building and surface parking. It is in close proximity to the Children's Hospital and the vibrant street activity of West 7th Street. The site is supported by good transit with the 54, 70, 74 and 417 lines closely accessible.

The existing block has had recent developments to the north and south of the site. To the north a 5 story hotel with surface parking has been built in 2017. To the south a 2 story office building with surface parking has been built in 2015. Both adjacent developments have an existing alley run through the surface parking lots. This project proposes to vacate the alley for the whole block and help mitigate congestion on 7th St. West.

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SITE AERIALS

Aerial Photo Looking North

Aerial Photo Looking West

Aerial Photo Looking South

Aerial Photo Looking East

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SITE AERIALS

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St. Paul, Minnesota

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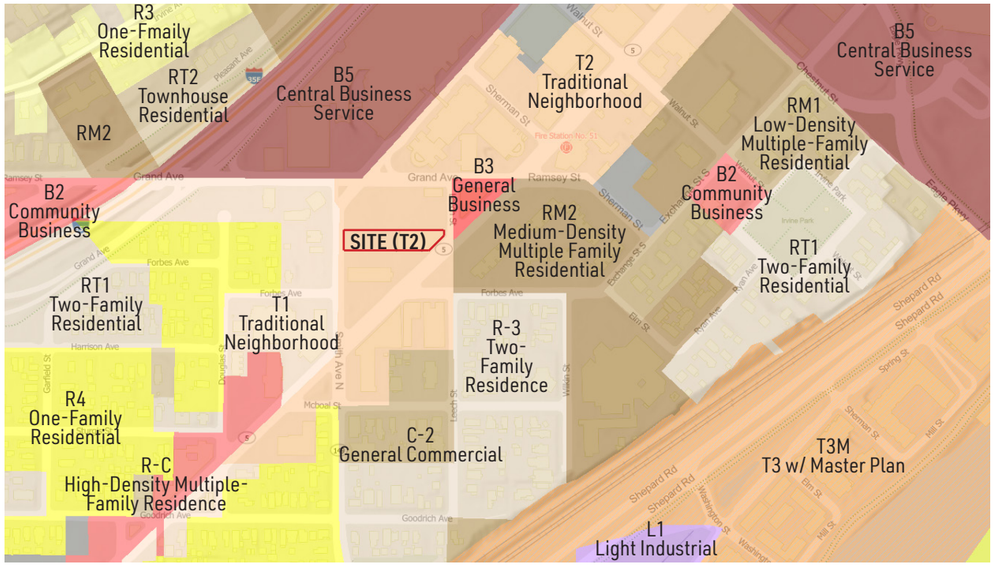
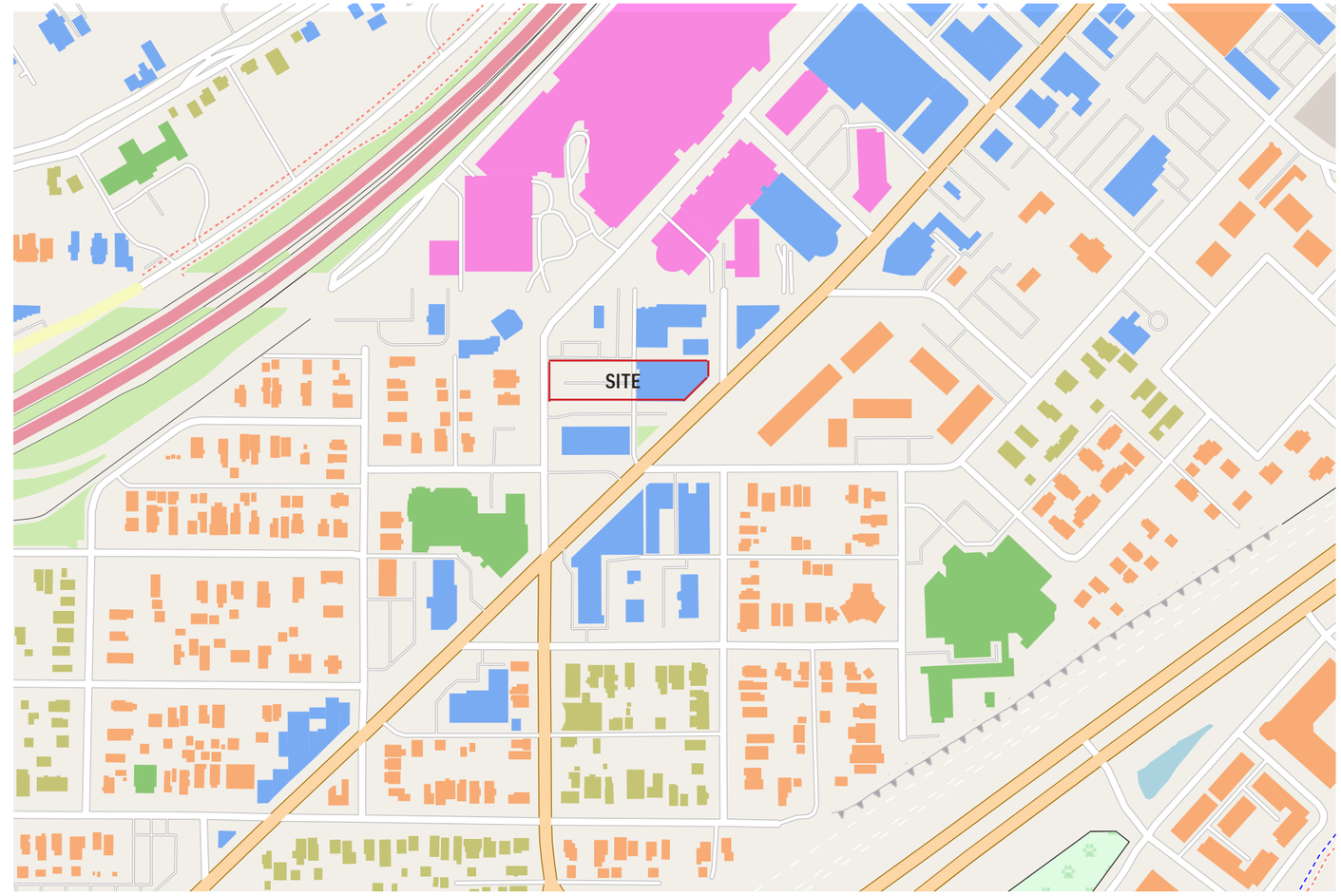
ZONING AND ADJACENT USES



Primary Zoning Map (Current)

Transit Map (Met Transit)
Lines served within 2 blocks: 54, 63, 70, 74, 117



Landuse Map

KEY

- Public and Cultural
- Single Family Housing
- Multi-Family Housing
- Commercial and Industrial
- Hospital and Healthcare

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SITE ANALYSIS - ZONING AND ADJACENT USES

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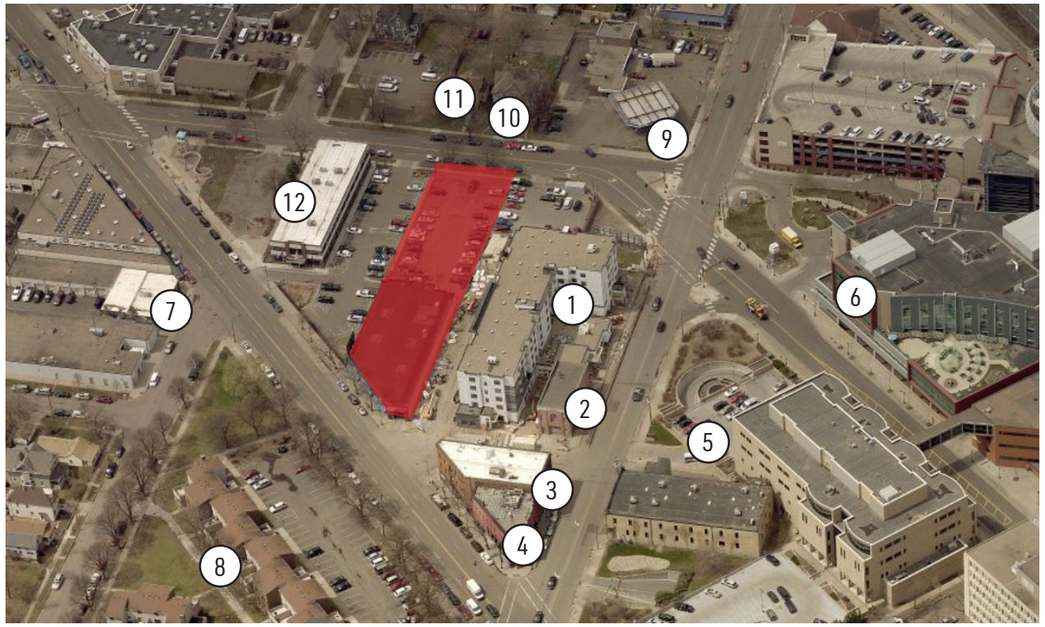
SURROUNDING BUILDINGS



1. Residence Inn Marriot (200 Grand Ave)

2. Hope Breakfast Bar (1 S Leech St)

3. Cafe Astoria (180 Grand Ave)

4. Grand 7 (315 7th St W)

5. Allina Health Emergency (167 Grand Ave)

6. Children's Minn. Hospital (345 Smith Ave N)

7. The Holy Mackerel Tattoo Shop (196 W Forbes Ave)

8. Sherman-Forbes Housing (310 7th St W #2)

9. Mobile Gas Station (236 Grande Ave)

10. 367 Smith Ave

11. 371 Smith Ave

12. St.Paul Labor Center (353 7th St W)

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EXTERIOR RENDERING

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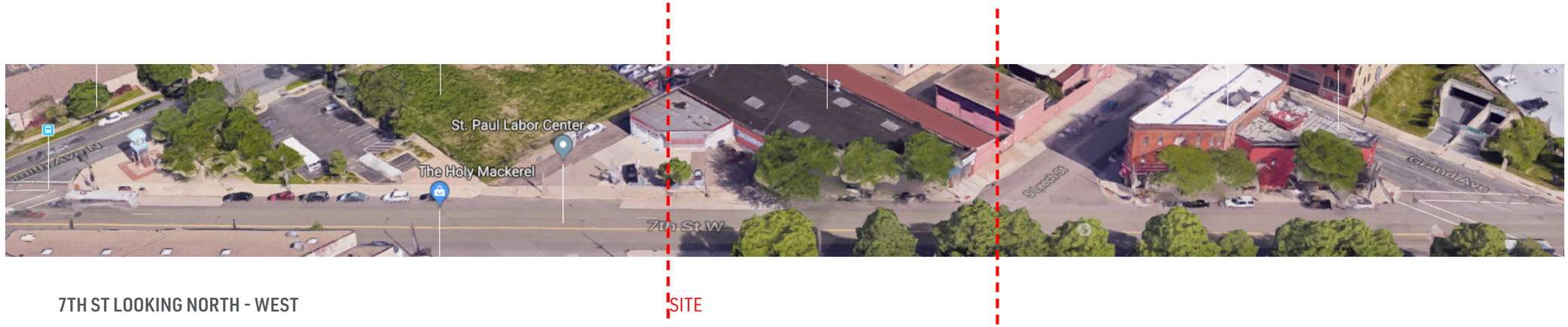
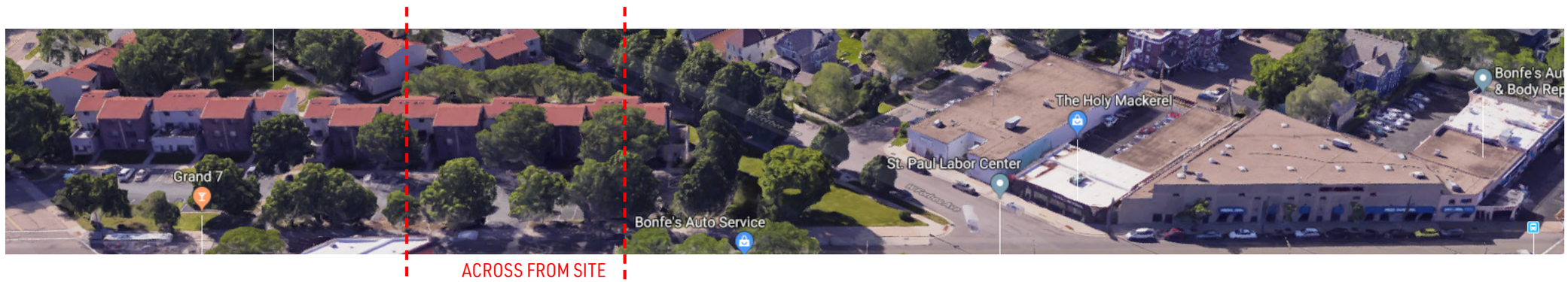
STREET PANORAMA



7TH ST LOOKING NORTH - WEST



7TH ST LOOKING SOUTH - EAST

Key Map

DJR ARCHITECTURE

EXTERIOR RENDERING

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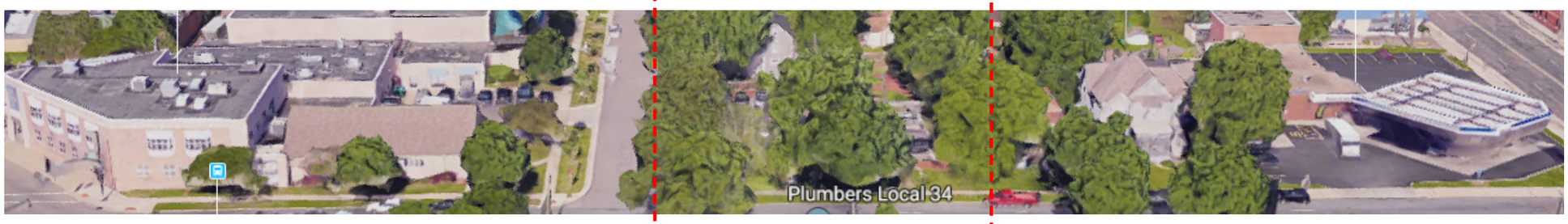
STREET PANORAMA



ACROSS FROM SITE

SMITH ST LOOKING EAST

SITE

SMITH ST LOOKING WEST

Key Map

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EXTERIOR RENDERING

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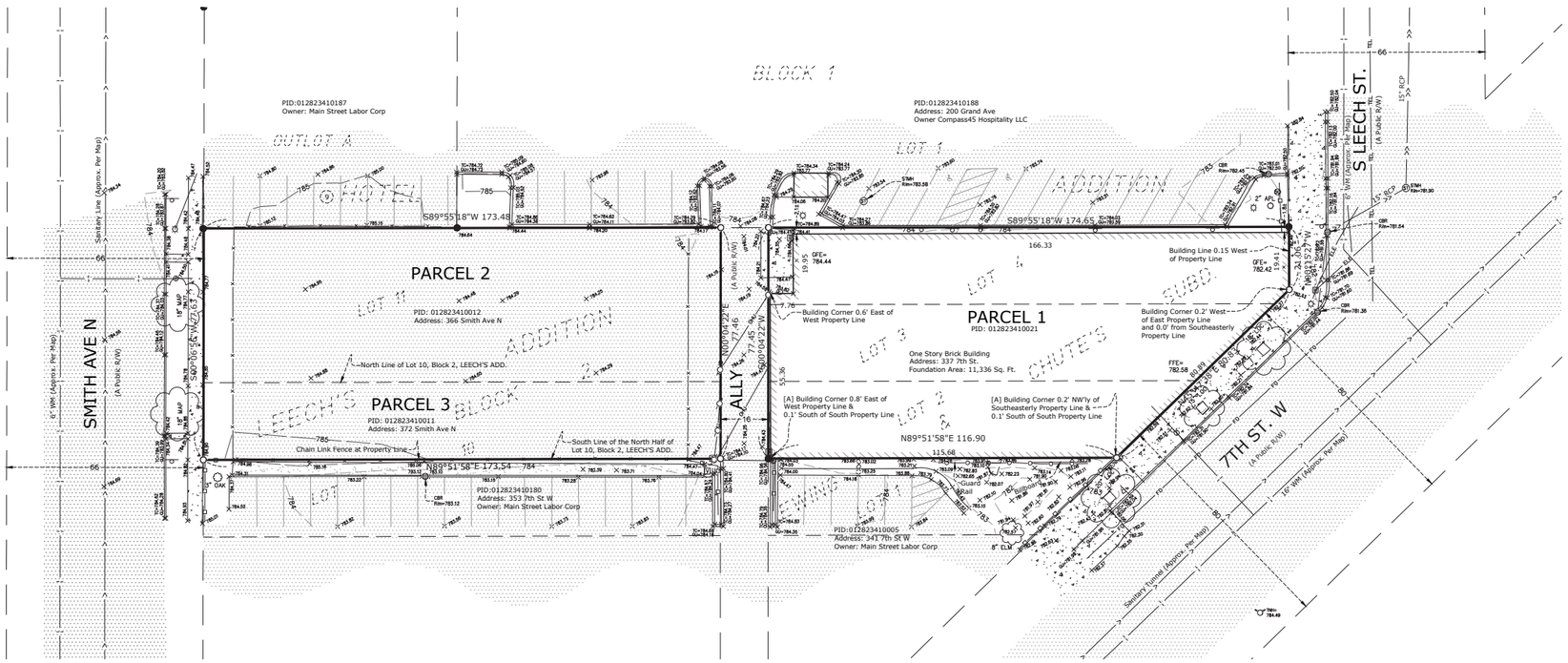
Survey (2019)


BLOCK 1
PID:012823410187
Owner: Main Street Labor Corp
OUTLOT A
PID:012823410188
Address: 200 Grand Ave
Owner Compass45 Hospitality LLC
LOT 1
ADDITION
S LEECH ST.
(A Public R/W)
SMITH AVE N
(A Public R/W)
Sanitary Line (Approx. Per Map)
S89°55'18"W 173.48
S89°55'18"W 174.65
166.33
PARCEL 2
LOT 11
PID: 012823410012
Address: 366 Smith Ave N
ADDITION
LEECH'S
BLOCK 2
North Line of Lot 10, Block 2, LEECH'S ADD.
PARCEL 3
PID: 012823410011
Address: 372 Smith Ave N
Chain Link Fence at Property Line
South Line of the North Half of
Lot 10, Block 2, LEECH'S ADD.
N89°51'58"E 173.54
ALLY
(A Public R/W)
N00°19'42"E
77.46
N00°04'22"W
77.45
55.36
PARCEL 1
PID: 012823410021
Building Corner 0.6' East of
West Property Line
One Story Brick Building
Address: 337 7th St.
Foundation Area: 11,336 Sq. Ft.
Building Line 0.15 West
of Property Line
Building Corner 0.2' West
of East Property Line
and 0.0' from Southeasterly
Property Line
[A] Building Corner 0.8' East of
West Property Line &
0.1' South of South Property Line
[A] Building Corner 0.2' NW'ly of
Southeasterly Property Line &
0.1' South of South Property Line
N89°51'58"E 116.90
115.68
LOT 3
LOT 4
SUBD.
CHUTE'S
LOT 2
EWING'S
7TH ST. W
(A Public R/W)
16' WM (Approx. Per Map)
Sanitary Tunnel (Approx. Per Map)
PID:012823410180
Address: 353 7th St W
Owner: Main Street Labor Corp
PID:012823410005
Address: 341 7th St W
Owner: Main Street Labor Corp
8" ELM
GAS
TEL
CTV
ELE
FFE=
782.58
GFE=
784.44
GFE=
782.42
Building Corner
Rim=782.20
Rim=781.30
Rim=782.45
Rim=781.54
Rim=782.12
Rim=783.12
Rim=782.23
Rim=782.07
Rim=782.30
Rim=784.49
Rim=784.54
Rim=784.63
Rim=784.58
Rim=784.30
Rim=784.44
Rim=784.83
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Rim=784.04
Rim=784.03

PROPOSED PROJECT

Prepared for:

Rezoning/C.U.P./Alley Vacation Applications
Supporting Drawings

11.21.2019

Project:

337 7th St. West

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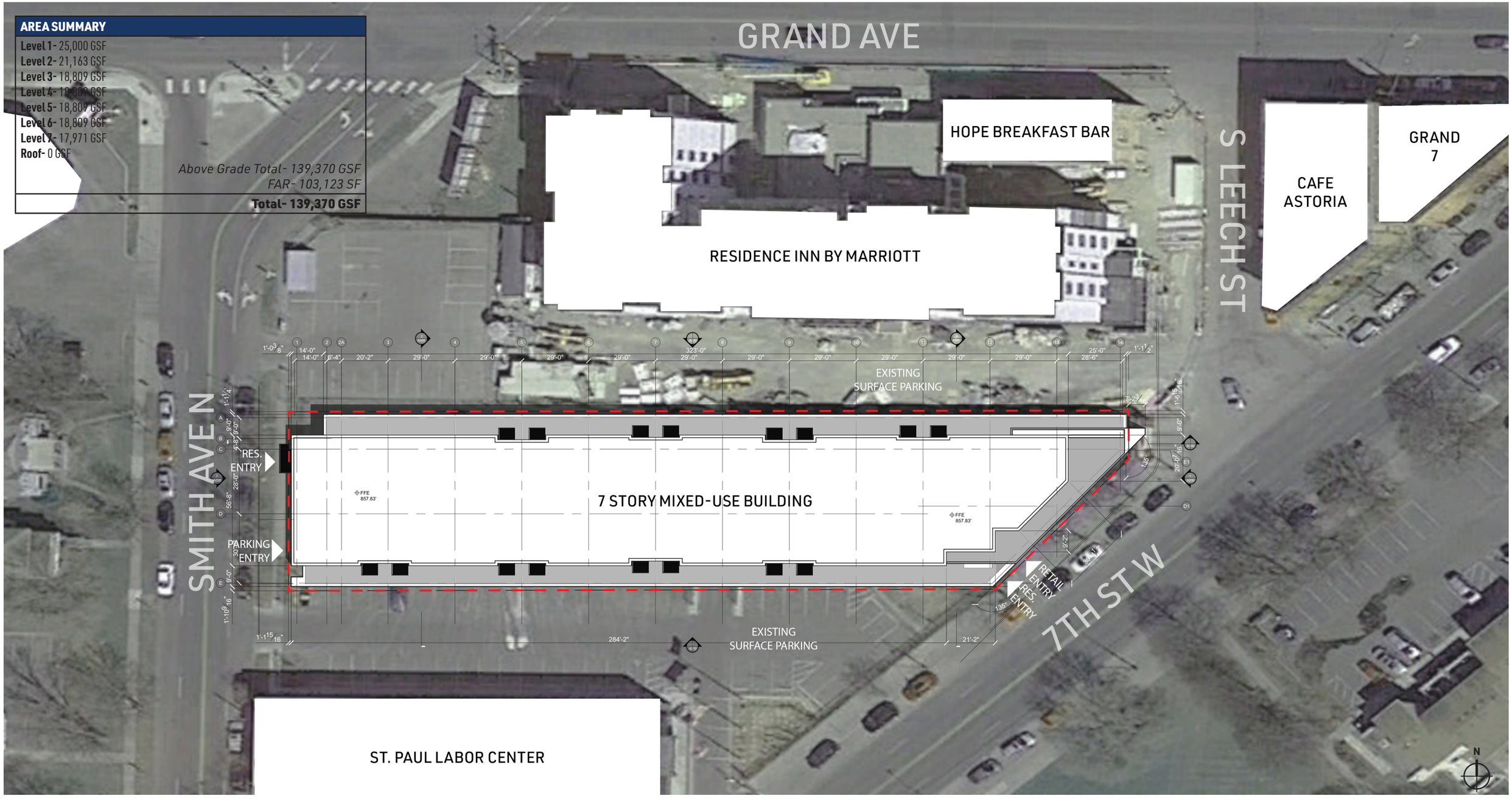
SITE PLAN



AREA SUMMARY

Level 1- 25,000 GSF
Level 2- 21,163 GSF
Level 3- 18,809 GSF
Level 4- 18,809 GSF
Level 5- 18,809 GSF
Level 6- 18,809 GSF
Level 7- 17,971 GSF
Roof- 0 GSF

Above Grade Total- 139,370 GSF
FAR- 103,123 SF

Total- 139,370 GSF

Scale: 1:40

DJR ARCHITECTURE

SITE PLAN
11.21.2019
337 WEST 7TH ST.
St. Paul, Minnesota
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ZONING AND BUILDING DATA

Site Area:

PID Number	SF	Acres
_012823410021	11,817	0.27
_012823410012	8,873	0.20
_012823410011	4,525	0.10
Total	**25,215**	**0.57**
Total w/ Alley	**26,588**	**0.61**

Area & Height Data:

	Elev.	Clear Ht.	Flr. To Flr.	Cum. Ht	GSF	FAR	Common	Core	BOH	Retail	Res.	Parking	Units	Stalls	Bike Stalls
Floor	*(ft.)*	*(ft.)*	*(ft.)*	*(ft.)*	*(sf)*	*(sf)*	*(sf)*	*(sf)*	*(sf)*	*(sf)*	*(sf)*	*(sf)*	*(count)*	*(count)*	*(count)*
Roof	857.83	N/A	N/A	75'-4"	0	0									
L7	846.66	9'-0"	11'-2"	75'-4"	17971	16471	2742	622	402		17205		29		
L6	835.50	9'-0"	11'-2"	64'-2"	18809	17258	1851	622	402		15934		31		
L5	824.83	9'-0"	10'-8"	53'-0"	18809	17258	1851	622	402		15934		31		
L4	814.17	9'-0"	10'-8"	42'-4"	18809	17258	1851	622	402		15934		31		
L3	803.50	9'-0"	10'-8"	31'-8"	18809	17258	1851	622	402		15934		31		
L2	794.00	8'-6"	9'-6"	21'-0"	21163	1898	2149	622	1754		0	16597	0	47	
L1	784.5/782.5	8'-6"/10'-6"	9'-6"/11'-6"	11'-6"	25000	4240	1672	622	2639	2499	0	17568	0	47	70
Total					**139370**	**91641**	13967	4354	6403	2499	80941	34165	**153**	**94**	70

Parking Data: *Per Chapter 63*

	Vehicular Parking				Bike Parking	
	Stalls	*Standard*	*ADA*	*Compact*	*Lg. Term*	*Sh. Term*
L1	47	44	2	3	70	0
L2	47	44	2	3		
Total	**94**	88	4	6	70	0
Required	90	67*	4		68	N/A

**Includes Standard & ADA (Non-compact)*

Parking Reductions:

Sec. 66.342 T3 Reduction	25% or 41 stalls
Sec. 63.207 Shared Parking	Comp of 1 stall
Sec. 63.207 Bicycle Parking	10% or 17 stalls
Sec. 63.207 Shared Vehicle parking	10% or 17 stalls

Site Applications:

Rezoning: T2 to T3
C.U.P. for Height: 55' to 75'
FAR increase: 3.0 to 3.44
Loading reduction: 1 stall to 0 stalls
Alley Vacation: Vacate alley for whole block

Aerial View from South

DJR ARCHITECTURE

ZONING & BUILDING DATA
11.21.2019
337 WEST 7TH ST.
St. Paul, Minnesota
19-084.00

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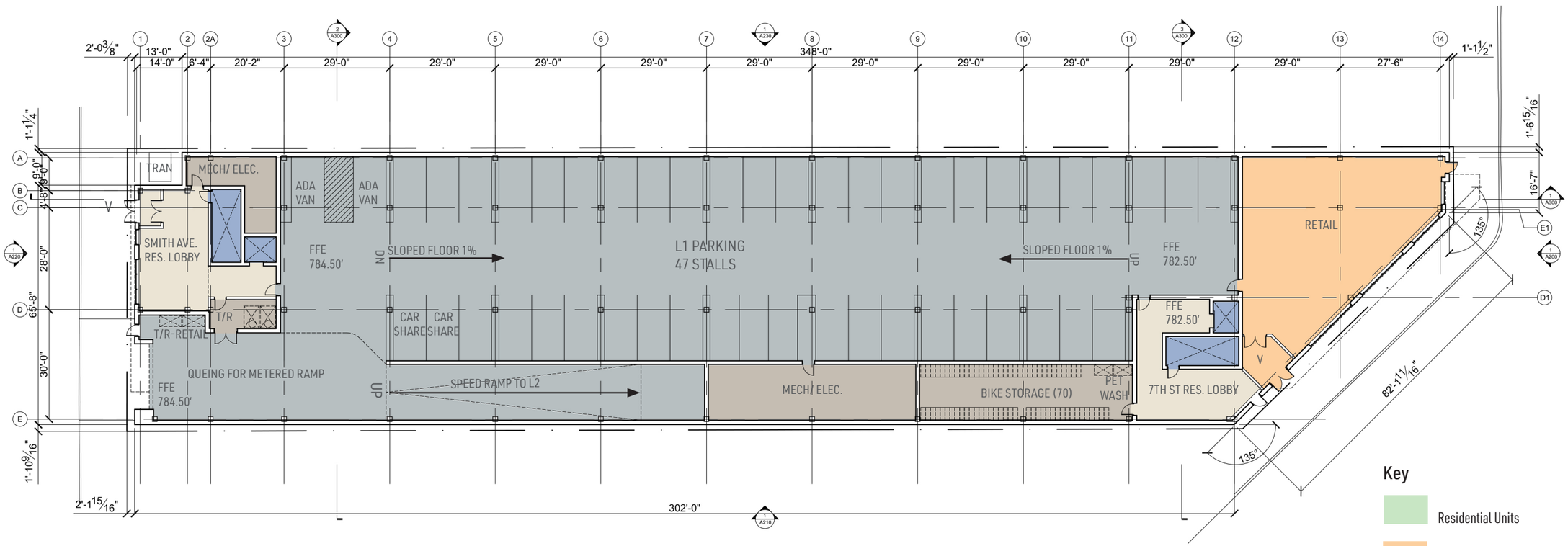
FLOOR PLANS - LEVEL 1

LEVEL 1 SUMMARY
Parking - 17,568 sf
Core - 622 sf
Common - 1,672 sf
BOH - 2,639 sf
Retail - 2,499 sf
Total- 25,000 GSF



Key

- Residential Units
- Retail Space
- Common Area
- Parking
- Core
- BOH

N

Scale: 1:30

DJR ARCHITECTURE

FLOOR PLANS - LEVEL 1

11.21.2019

337 WEST 7TH ST.

St. Paul, Minnesota

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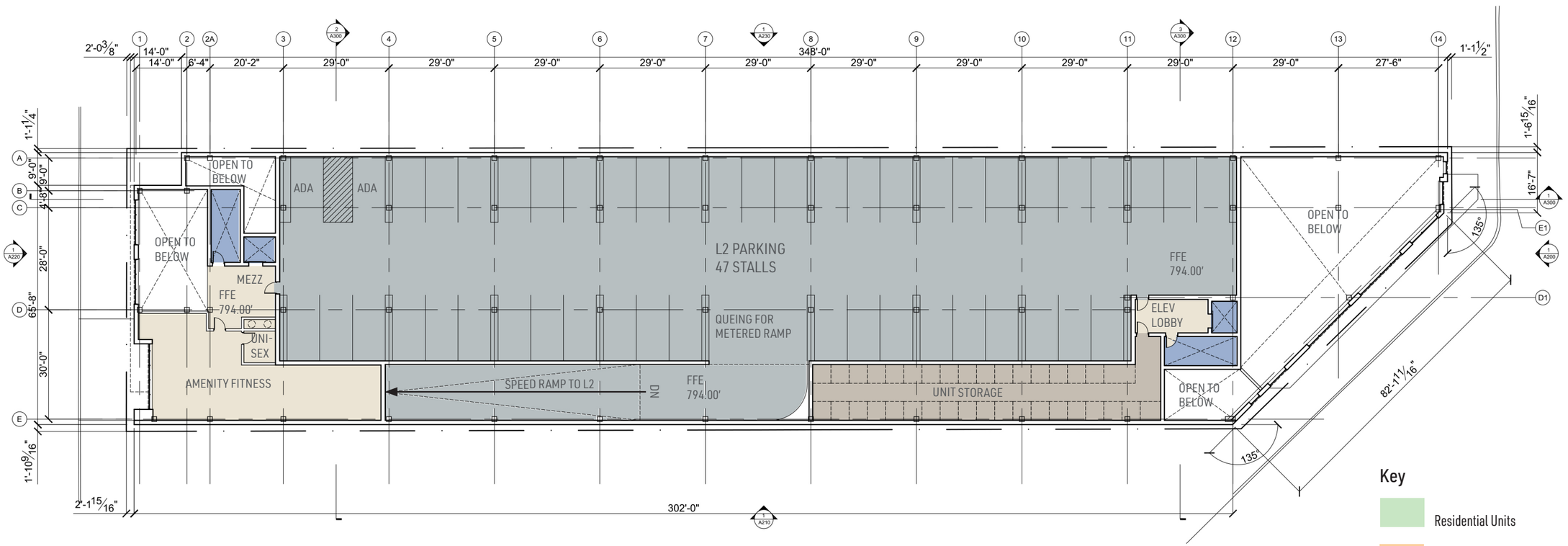
FLOOR PLANS - LEVEL 2

LEVEL 2 SUMMARY
Parking - 165,597 sf
Core - 622 sf
Common - 2,149 sf
BOH - 1754 sf
Total- 21,163 GSF



Key

- Residential Units
- Retail Space
- Common Area
- Parking
- Core
- BOH

N

Scale: 1:30

DJR ARCHITECTURE

FLOOR PLANS - LEVEL 2

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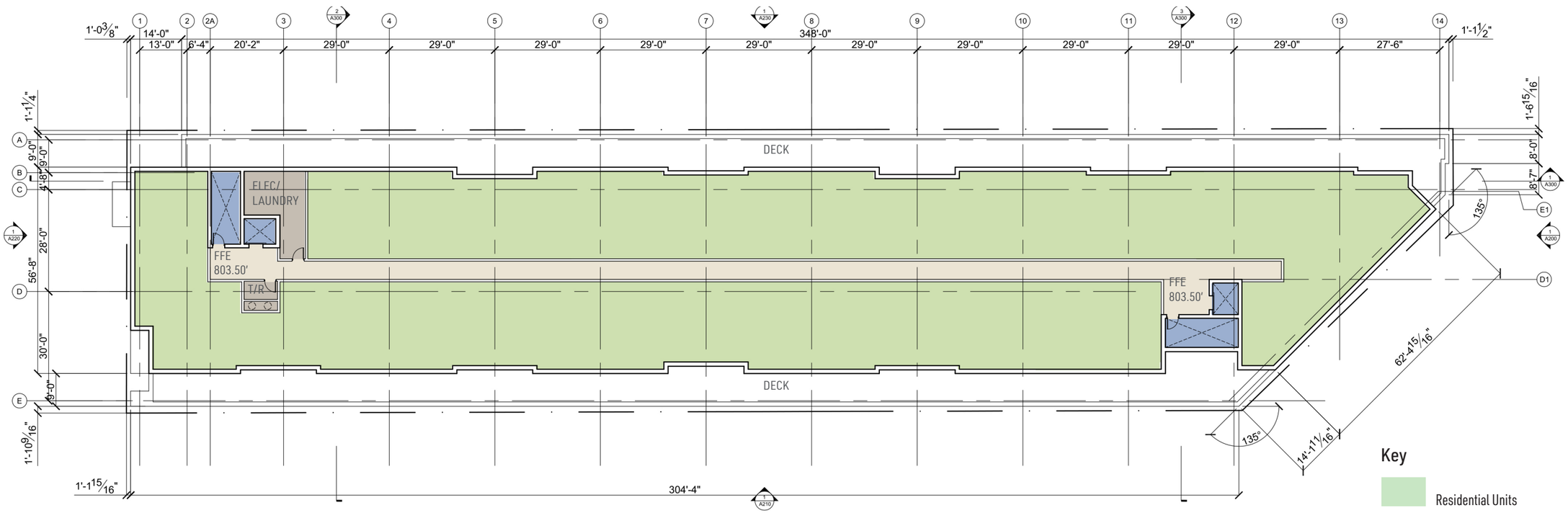
FLOOR PLANS - TYPICAL - LEVEL 3

LEVEL 3 SUMMARY
Residential - 15,934 sf
Core - 622 sf
Common - 1,851 sf
BOH - 402 sf
Total- 18,809 GSF



Key

- Residential Units
- Retail Space
- Common Area
- Parking
- Core
- BOH

N

Scale: 1:30

DJR ARCHITECTURE

FLOOR PLANS - TYPICAL - LEVEL 3

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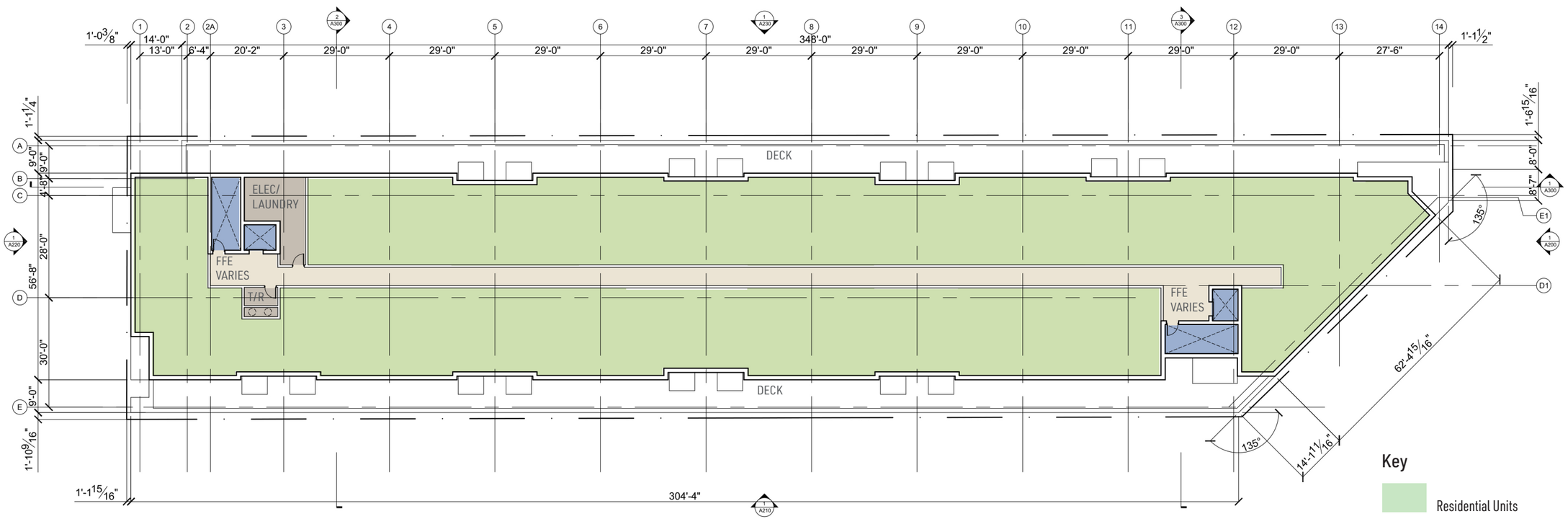
FLOOR PLANS - LEVEL 4-6

LEVEL 4-6 SUMMARY
Residential - 15,934 sf
Core - 622 sf
Common - 1,851 sf
BOH - 402 sf
Total- 18,809 GSF



Key

- Residential Units
- Retail Space
- Common Area
- Parking
- Core
- BOH

N

Scale: 1:30

DJR ARCHITECTURE

FLOOR PLANS - LEVEL 4-6

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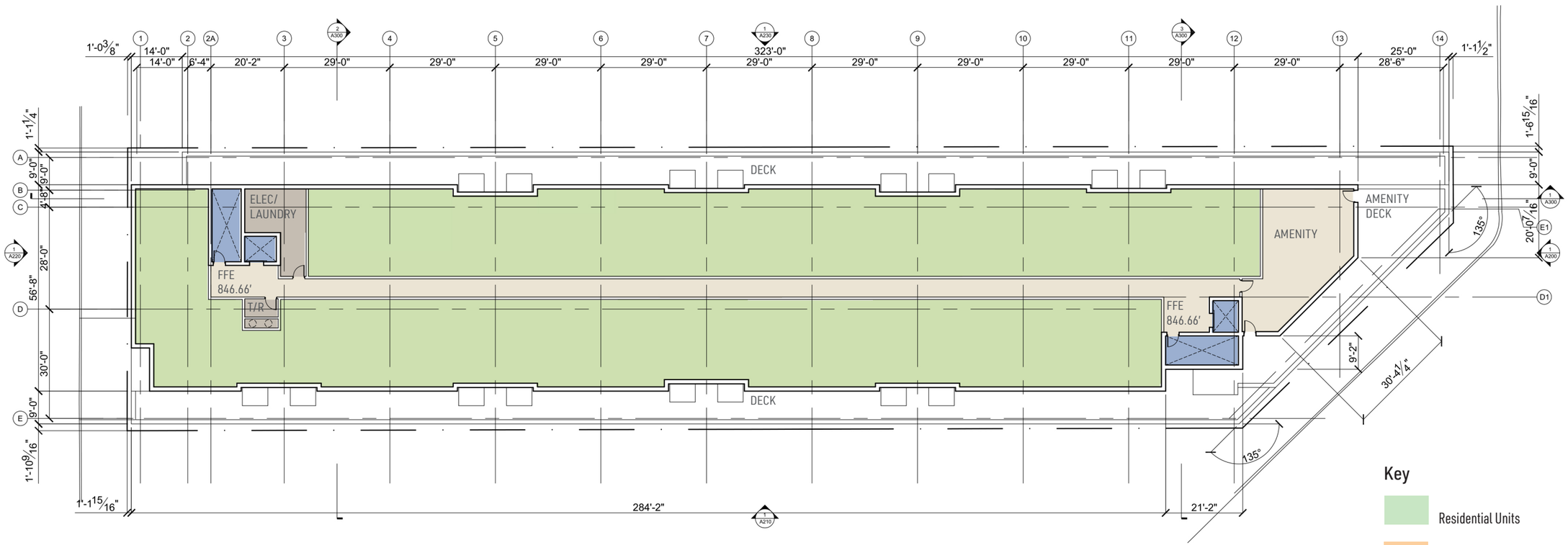
FLOOR PLANS - LEVEL 7

LEVEL 7 SUMMARY
Residential - 17,205 sf
Core - 622 sf
Common - 2,742 sf
BOH - 402 sf
Total- 17,971 GSF



Key

- Residential Units
- Retail Space
- Common Area
- Parking
- Core
- BOH

N

Scale: 1:30

DJR ARCHITECTURE

FLOOR PLANS - LEVEL 7

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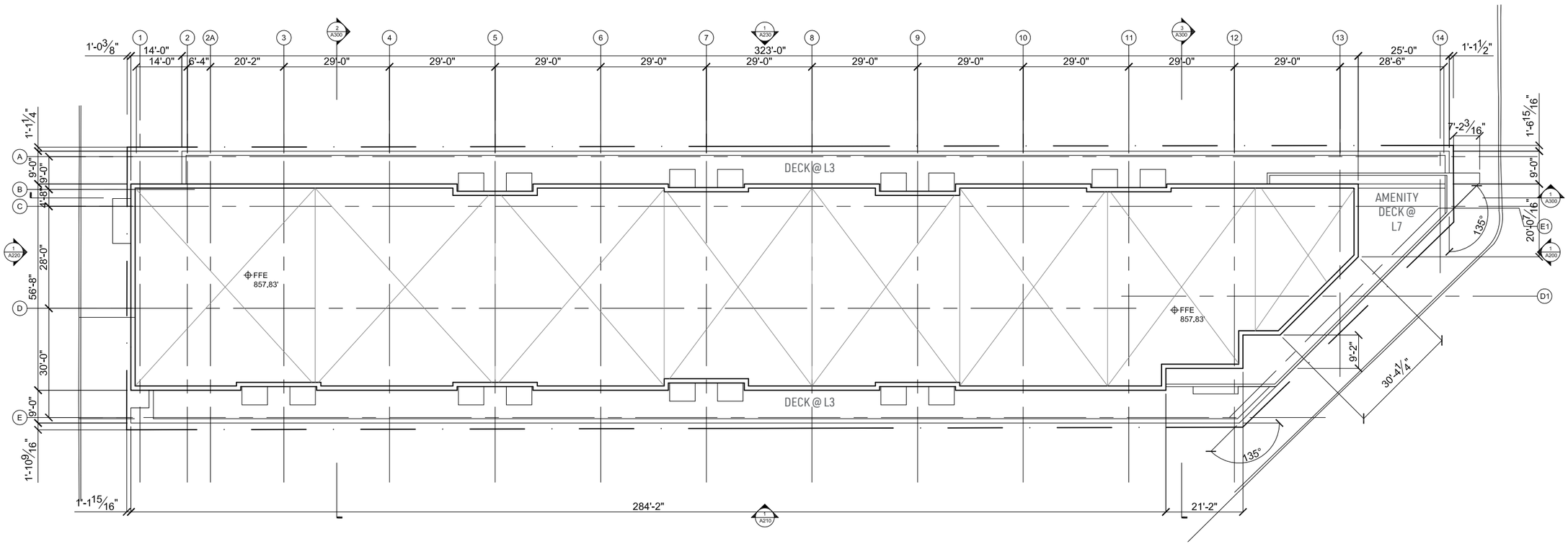
FLOOR PLANS - ROOF



N

Scale: 1:30

DJR ARCHITECTURE

FLOOR PLANS - ROOF

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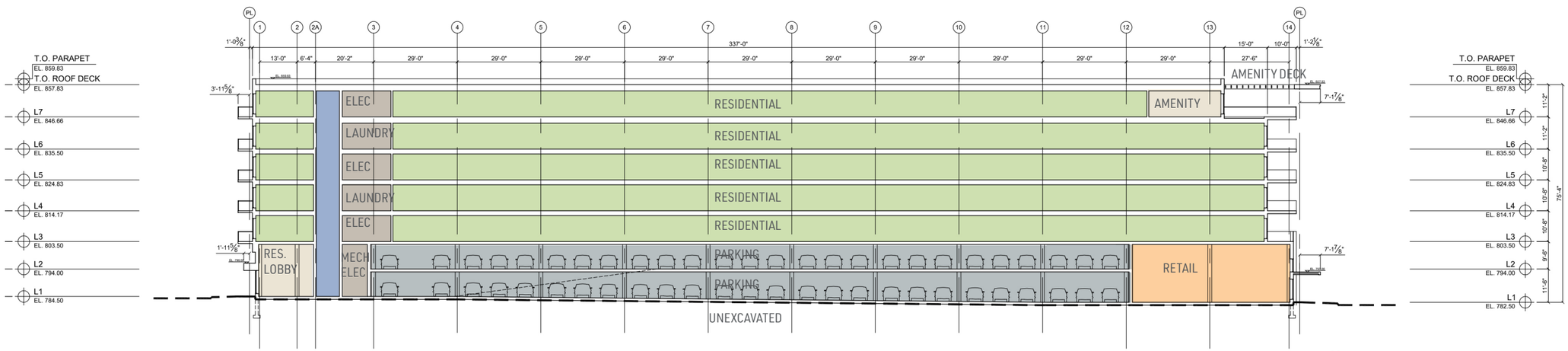
BUILDING SECTIONS



EAST - WEST SECTION

Scale: 1:40

Key

- Residential Units
- Retail Space
- Common Area
- Parking
- Core
- BOH

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BUILDING SECTIONS

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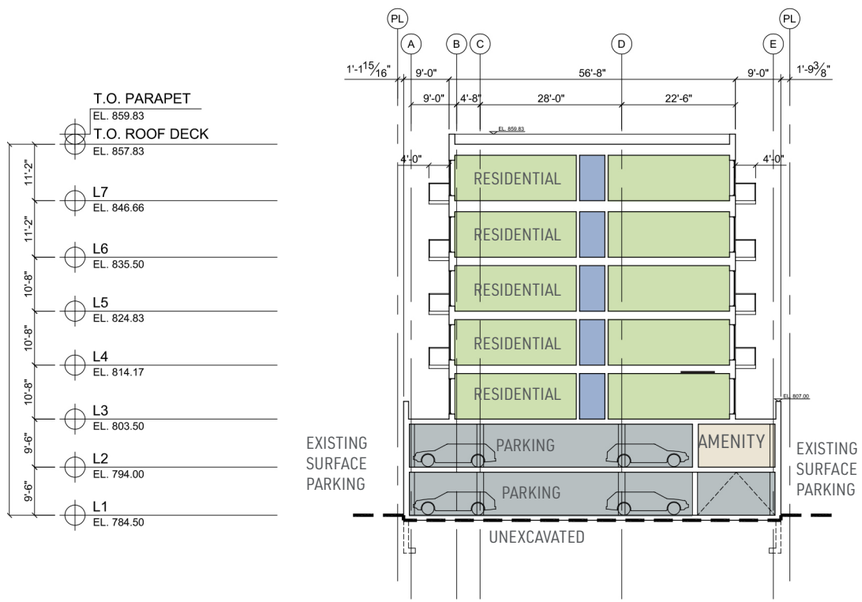
337 WEST 7TH ST.

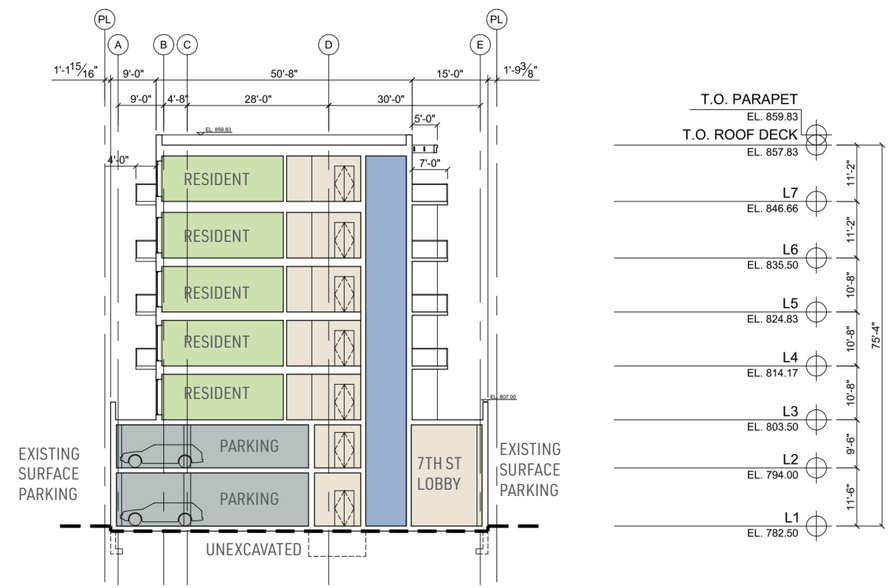
St. Paul, Minnesota

19-084.00

BUILDING SECTIONS



NORTH - SOUTH SECTION AA
Scale: 1:30



NORTH - SOUTH SECTION BB
Scale: 1:30

Key

- Residential Units
- Retail Space
- Common Area
- Parking
- Core
- BOH

DJR ARCHITECTURE

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BUILDING SECTIONS
11.21.2019
337 WEST 7TH ST.
St. Paul, Minnesota
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MATERIALS - EXTERIOR MATERIALS AND FIXTURES

BR1 - BRICK
Vendor/Supplier: Glen Gery or similar
Model: Cool Grey, Molded, Modular
Color: Cool Grey
Use: Podium Material

CP1 - CEMENTITIOUS PANEL (WHITE)
Vendor/Supplier: Hardie or similar
Model: 5/16" Panel
Color: to match SW 7566 Westhighland White
Use: Field Material

CP2 - METAL PANEL (LIGHT GRAY)
Vendor/Supplier: Pac-Clad or similar
Model: Aspyre Artisan Panel
Color: to match SW 6256 Serious Grey
Use: Field Material

CP3 - CEMENTITIOUS PANEL (WOOD)
Vendor/Supplier: Nichiha or Similar
Model: Vintage Wood
Color: Spruce
Use: Accents

MTL1 - METAL PANEL (CHARCOAL)
Vendor/Supplier: Pac-Clad or Similar
Model: Flush Panel
Color: to match SW 7069 Iron Ore
Use: Field Material, Trim

GL1 - LOW-E GLASS
Vendor/Supplier: Vitro
Model: SN 68, Insulated, Low-E coating
Color: Starphire
Use: All glass

CN1 - PRECAST CONCRETE (SLATE)
Vendor/Supplier: Stoneworks
Model: #1000
Color: Natural Gray
Use: Podium base

LT1 - WALL LIGHT 1
Vendor/Supplier: TBD
Model: TBD
Color: 4000K
Use: Podium Sconce

View from West 7th Street looking Northwest

DJR ARCHITECTURE

MATERIALS - EXTERIOR MATERIALS AND FIXTURES

11.21.2019

337 WEST 7TH ST.

St. Paul, Minnesota

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NORTH & SOUTH ELEVATIONS

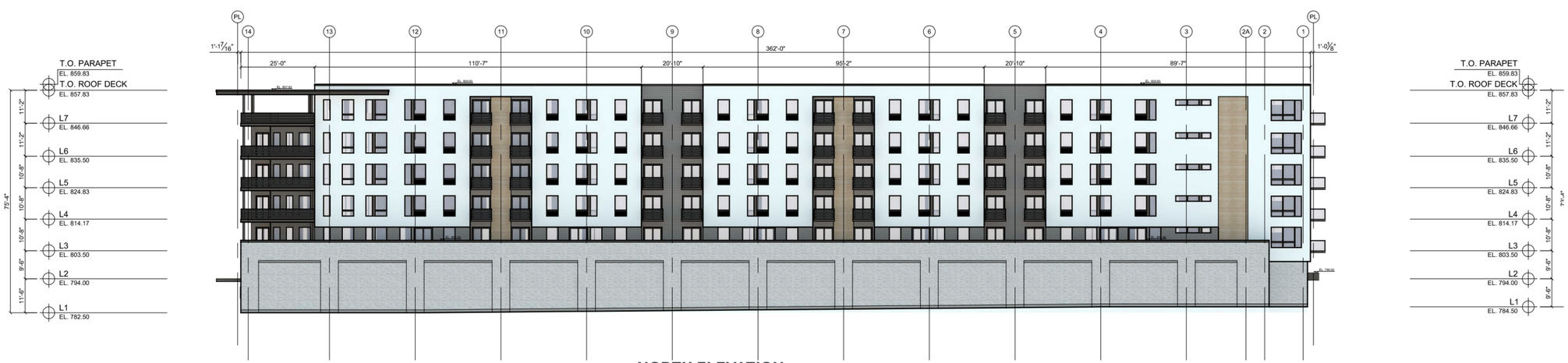
Exterior Material Areas:

NORTH ELEVATION	SF	PERCENTAGE
Glass	5,584sf	20.5%
Brick	7,778sf	28.5%
Precast Concrete	370sf	1.4%
Cementitious Panel (White)	9,275sf	34%
Cementitious Panel (Wood)	1,152sf	4.2%
Cementitious (Light Gray)	2,262sf	8.3%
Metal Panel (Black)	0sf	0%
Total	**27,250 sf**	
Total Glazing	**20.5 %**	

SOUTH ELEVATION	SF	PERCENTAGE
Glass	4,561sf	17.1%
Brick	6,351sf	24.5%
Precast Concrete	322sf	4.2%
Cementitious Panel (White)	7,482sf	28%
Cementitious Panel (Wood)	3,301sf	8.2%
Cementitious (Light Gray)	1,996sf	7.5%
Metal Panel (Black)	0sf	0%
Total	**26,696 sf**	
Total Glazing	**17.1%**	

OVERALL TOTALS	SF	PERCENTAGE
Glass	10,145sf	18.8%
Brick	14,309sf	26.5%
Precast Concrete	692sf	1.3%
Cementitious Panel (White)	16,757sf	31.1%
Cementitious Panel (Wood)	3,353sf	6.2%
Cementitious (Light Gray)	4,259sf	7.9%
Metal Panel (Black)	0sf	0%
Total	**53,946sf**	
Total Glazing	**18.8 %**	

SOUTH ELEVATION
Scale: 1:40



NORTH ELEVATION
Scale: 1:40

BR1 - BRICK

CP1 - CEMENTITIOUS PANEL (WHITE)

CP2 - CEMENTITIOUS PANEL (LIGHT GRAY)

CP3 - CEMENTITIOUS PANEL (WOOD)

MTL1 - METAL PANEL (DARK GREY)

GL1 - LOW-E GLASS

CN - PRECAST CONCRETE

LT1 - WALL LIGHT

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ELEVATIONS - NORTH & SOUTH
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EAST & WEST ELEVATIONS

Exterior Material Areas:

WEST ELEVATION	SF	PERCENTAGE
Glass	1,368sf	31.8%
Brick	520sf	12.1%
Precast Concrete	47 sf	1.1%
Cementitious Panel (White)	1,863sf	43.4%
Cementitious Panel (Wood)	378 sf	8.8%
Cementitious (Light Gray)	80 sf	1.9%
Metal Panel (Black)	0sf	0%
Total	**4295sf**	
Total Glazing	**31.8 %**	

EAST ELEVATION 1	SF	PERCENTAGE
Glass	1,935sf	31.4%
Brick	428sf	6.8%
Precast Concrete	79sf	1.3%
Cementitious Panel (White)	0sf	11.9%
Cementitious Panel (Wood)	733sf	8.6%
Cementitious (Light Gray)	2,405sf	39.1%
Metal Panel (Black)	547sf	8.9%
Total	**6,158sf**	
Total Glazing	**31.4 %**	

EAST ELEVATION 2	SF	PERCENTAGE
Glass	1,565sf	33.3%
Brick	429sf	9.1%
Precast Concrete	64sf	1.4%
Cementitious Panel (White)	0sf	0%
Cementitious Panel (Wood)	145sf	3.1%
Cementitious (Light Gray)	1,595sf	33.9%
Metal Panel (Black)	801sf	17.0%
Total	**4,704sf**	
Total Glazing	**33.3 %**	

OVERALL TOTALS	SF	PERCENTAGE
Glass	3,303sf	31.6%
Brick	938sf	8.9%
Precast Concrete	125sf	1.2%
Cementitious Panel (White)	1,863sf	17.8%
Cementitious Panel (Wood)	1,111sf	10.6%
Cementitious (Light Gray)	2,485sf	23.8%
Metal Panel (Black)	673sf	5.2%
Total	**10,453 sf**	
Total Glazing	**31.6 %**	

WEST ELEVATION
Scale: 1:40

EAST ELEVATION 1
Scale: 1:40

EAST ELEVATION 2
Scale: 1:40

WEST ELEVATION	SF	PERCENTAGE
Glass	138 sf	40.5%
Solid	340 sf	59.5%

EAST ELEVATION	SF	PERCENTAGE
Glass	618 sf	63.5%
Solid	359 sf	26.5%

BR1 - BRICK

CP1 - CEMENTITIOUS PANEL (WHITE)

CP2 - CEMENTITIOUS PANEL (LIGHT GRAY)

CP3 - CEMENTITIOUS PANEL (WOOD)

MTL1 - METAL PANEL (DARK GREY)

GL1 - LOW-E GLASS

CN - PRECAST CONCRETE

LT1 - WALL LIGHT

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ELEVATIONS - EAST & WEST
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View from West 7th Street looking Northwest

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Aerial View looking Northwest

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View from Smith Avenue looking Northeast

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View from West 7th Street looking Southwest

View from West 7th Street looking Northwest

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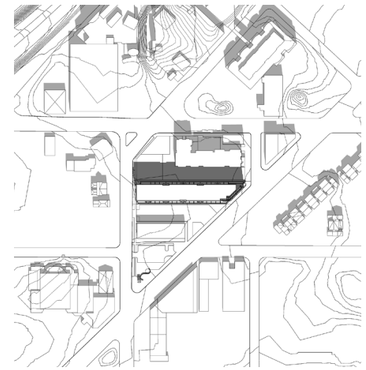
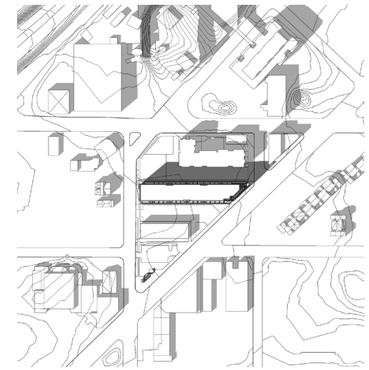
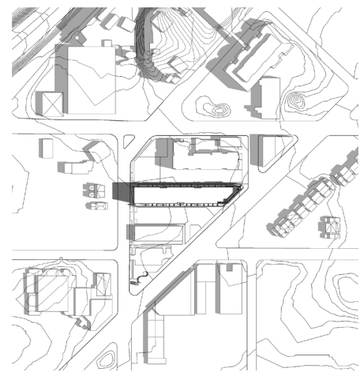
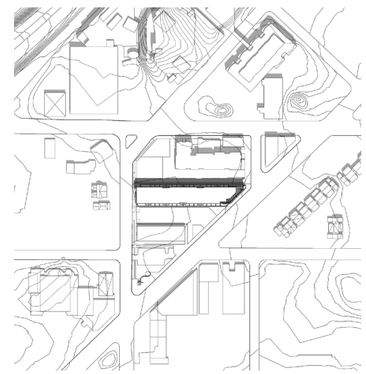
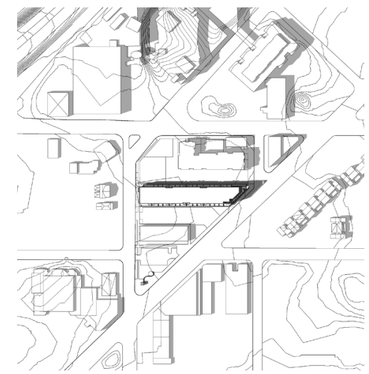
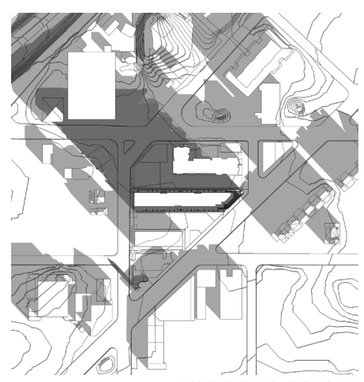
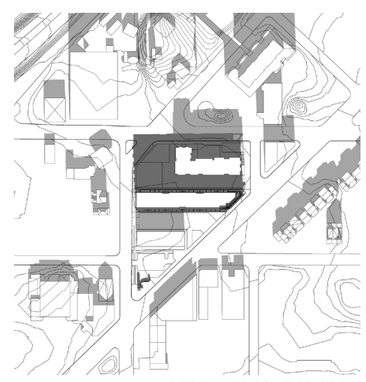
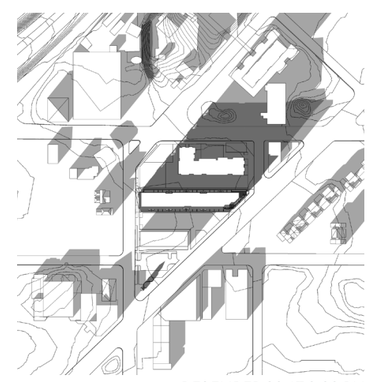
SHADOW STUDY

	9:00 AM	12:00 PM	3:00 PM
SPRING/FALL EQUINOX MARCH 21	 MARCH 21 AT 9:00 AM	 MARCH 21 AT 12:00 PM	 MARCH 21 AT 3:00 PM
SUMMER SOLSTICE JUNE 21	 JUNE 21 AT 9:00 AM	 JUNE 21 AT 12:00 PM	 JUNE 21 AT 3:00 PM
WINTER SOLSTICE DECEMBER 22	 DECEMBER 22 AT 9:00 AM	 DECEMBER 22 AT 12:00 PM	 DECEMBER 22 AT 3:00 PM

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