

BELTLINE STATION JOINT DEVELOPMENT CONCEPT

SITE PLAN



DEVELOPMENT PROGRAM



JOINT DEVELOPMENT PROPERTY CONCEPT FIGURES:

PROGRAM TYPE	CALCULATIONS
OFFICE SPACE	LEVEL 1: 20,000 SF LEVEL 2: 20,000 SF LEVEL 3: 20,000 SF LEVEL 4: 20,000 SF TOTAL: 80,000 SF
PARKING* REQUIREMENTS: 268 PARK & RIDE 280 OFFICE USE (AT 3.5 SPACES/1000 SF) 548 TOTAL	LEVEL 1: 128 SPACES LEVEL 2: 128 SPACES LEVEL 3: 142 SPACES LEVEL 4: 142 SPACES STREET: 8 SPACES TOTAL: 548 SPACES

ST. LOUIS PARK EDA PROPERTY CONCEPT FIGURES:

PROGRAM TYPE	CALCULATIONS
RESIDENTIAL UNITS	STRUCTURE 1 (101,150 SF): 97 UNITS STRUCTURE 2 (90,585 SF): 86 UNITS TOTAL: 183 UNITS
FIRST FLOOR COMMERCIAL	STRUCTURE 1: 8,150 SF TOTAL: 8,150 SF
PARKING* REQUIREMENTS: 183 RESIDENTIAL (AT 1 SPACE/DWELLING) 33 COMMERCIAL (AT 1 SPACE/250 SF GFA) 216 TOTAL	STRUCTURE 1: 128 SPACES STRUCTURE 2: 126 SPACES STREET: 27 SPACES TOTAL: 281 SPACES (65 REMAINING SPACES FOR ADDITIONAL COMMERCIAL PARKING AND GUEST PARKING)

* A TRANSIT CREDIT OF 15% REDUCTION FROM CODE REQUIREMENTS CAN BE APPLIED TO CERTAIN PARKING REQUIREMENTS ON SITE

BELTLINE STATION JOINT DEVELOPMENT CONCEPT

VIEW FROM PEDESTRIAN BRIDGE OVER CSAH 25



6-LEVEL MIXED USE BUILDING (STRUCTURE 1):
FIRST FLOOR RETAIL, RESIDENTIAL UNITS, INTEGRATED PARKING

4-LEVEL OFFICE BUILDING

SKYWAY CONNECTION FROM PARKING
RAMP TO OFFICE BUILDING

4-LEVEL PARKING RAMP WITH TWO-LEVEL ARCADE ALONG BELTLINE
BLVD FACADE; ONE LEVEL OF RAMP PARTIALLY BELOW GRADE

ACCESS BRIDGE TO PARKING RAMP FROM
PEDESTRIAN/BICYCLE CONNECTION

MASSING MODEL FROM SOUTHWEST



6-LEVEL MIXED USE BUILDING (STRUCTURE 1):
FIRST FLOOR RETAIL
RESIDENTIAL UNITS
INTEGRATED PARKING

GREEN ROOFS AS RESIDENT AMENITY SPACE

5-LEVEL BUILDING (STRUCTURE 2):
RESIDENTIAL UNITS
INTEGRATED PARKING

4-LEVEL OFFICE BUILDING

4-LEVEL PARKING RAMP WITH TWO-LEVEL
ARCADE ALONG BELTLINE BLVD FACADE; ONE
LEVEL OF RAMP PARTIALLY BELOW GRADE

SWLRT BELTLINE STATION

ACCESS BRIDGE TO PARKING RAMP FROM
PEDESTRIAN/BICYCLE CONNECTION

NORTH CEDAR LAKE REGIONAL TRAIL

MASSING MODEL FROM NORTHEAST



NORTH CEDAR LAKE REGIONAL TRAIL

ACCESS BRIDGE TO PARKING RAMP FROM
PEDESTRIAN/BICYCLE CONNECTION

SWLRT BELTLINE STATION

4-LEVEL PARKING RAMP WITH TWO-LEVEL
ARCADE ALONG BELTLINE BLVD FACADE; ONE
LEVEL OF RAMP PARTIALLY BELOW GRADE

4-LEVEL OFFICE BUILDING

5-LEVEL BUILDING (STRUCTURE 2):
RESIDENTIAL UNITS
INTEGRATED PARKING

GREEN ROOFS AS RESIDENT AMENITY SPACE

6-LEVEL MIXED USE BUILDING (STRUCTURE 1):
FIRST FLOOR RETAIL
RESIDENTIAL UNITS
INTEGRATED PARKING

RETAIL/COMMERCIAL CORNER WITH OUTDOOR
AMENITY SPACE