

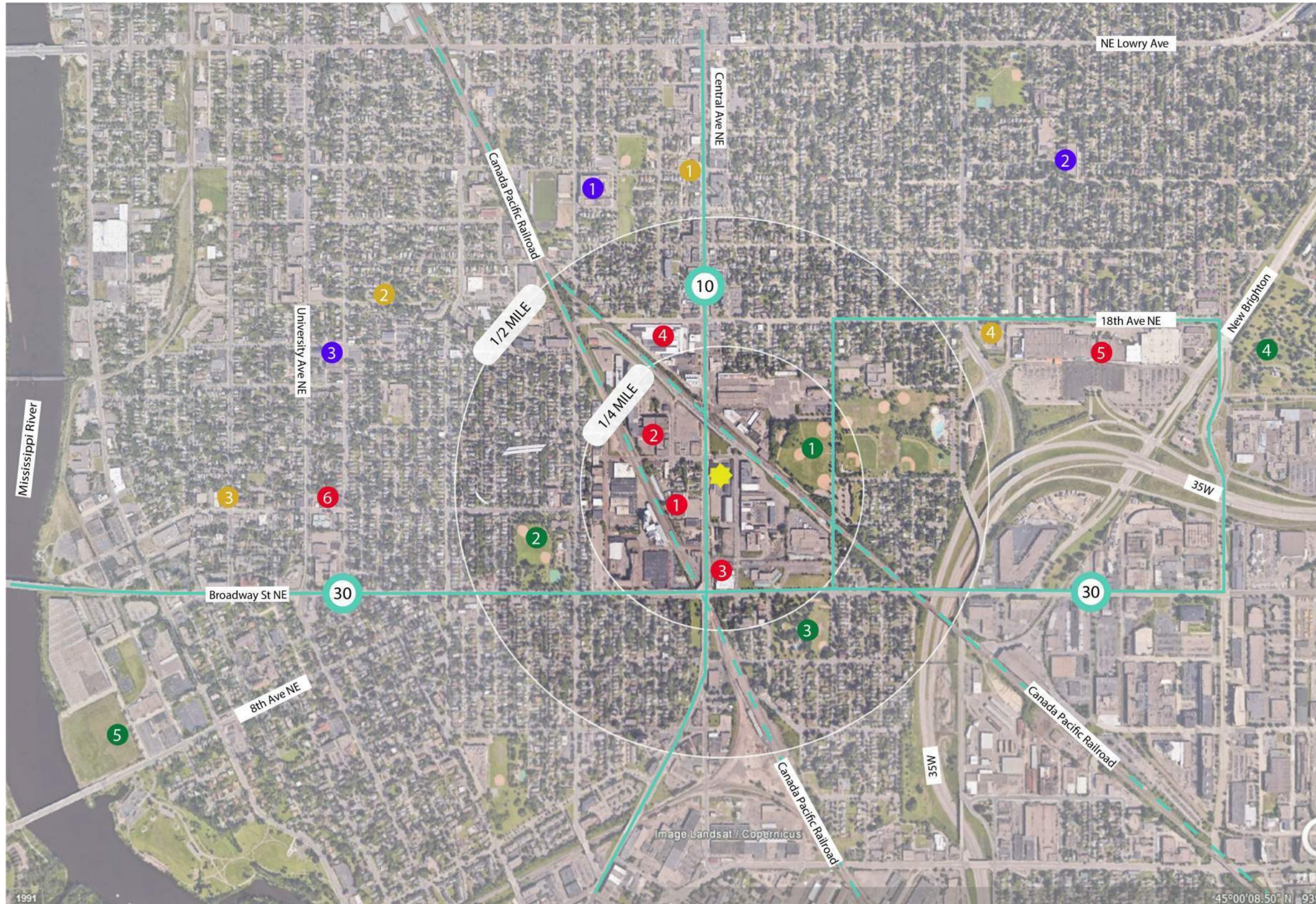




Youngblood Lumber - Aeon

MINNEAPOLIS, MN

9/8/21 NEIGHBORHOOD MEETING

NEIGHBORHOOD DIAGRAM



- | | | |
|---|--|-----|
|  | Parks | |
| 1. | Northeast Park | 0.2 |
| 2. | Beltrami Park | 0.4 |
| 3. | Logan Park | 0.7 |
| 4. | Ridgeway Parkway Park | 1.5 |
| 5. | Boom Island Park | 1.9 |
|  | Education | |
| 1. | Edison High School | 0.8 |
| 2. | Pillsbury Elementary School | 1.3 |
| 3. | St. John Paul II Prep | 1.4 |
|  | Civic Facilities | |
| 1. | Northeast Library | 0.7 |
| 2. | Little Free Library | 0.8 |
| 3. | Minneapolis Fire Station | 1.0 |
| 4. | USPS | 1.0 |
|  | Neighborhood Amenities | |
| 1. | Northeast Ice Arena | 0.1 |
| 2. | Northrup King Arts District | 0.2 |
| 3. | The Broadway - Mixed Commercial | 0.3 |
| 4. | Mixed Commercial | 0.4 |
| 5. | The Quarry Shopping Center & Grocery | 1.0 |
| 6. | Ritz Theater - Arts District | 1.1 |

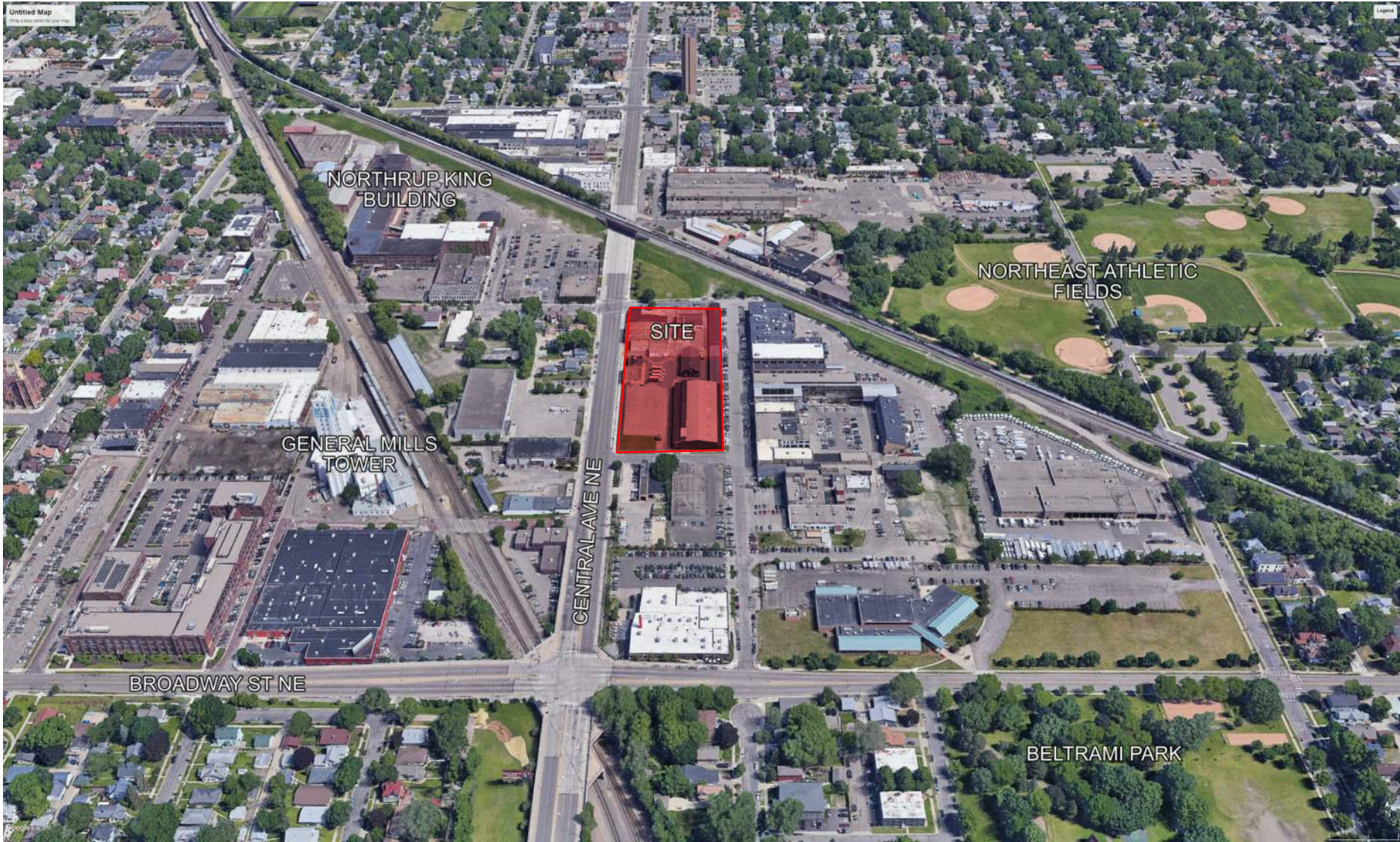
Transportation

Bus Line



Train

SITE AERIAL - CONTEXT



SITE AERIAL - LOOKING NORTH



VIEW TOWARD SITE - LOOKING NE FROM CENTRAL AVE.



VIEW TOWARD SITE - LOOKING SE FROM CENTRAL AVE.



EXISTING SITE STRUCTURES



PROJECT DATA & MASSING

NEIGHBORHOOD IMPACTS

1. New units with connectivity to neighborhood services, shops, & restaurants
2. New, age restricted 55+ senior affordable housing units
3. Added development and pedestrian connectivity on Central Avenue
4. Improves the Tyler Street experience
5. No surface parking stalls, structured parking for both buildings
6. New curbs & sidewalks
7. New site landscaping and vegetation
8. Reduced curb cuts - 3 to 2 (North Site)
9. Improved shared site storm water management
10. Replaces the aged lumber yard with new buildings
11. Retail, amenity, and services added (South Site)

SENIOR BUILDINGS (NORTH SITE)

1. Art gallery & maker space for the residents to create connectivity to the arts district
2. Vertical mural to be lit at night highlighting the arts district
3. Large green courtyard for the residents
4. Building to be solar ready

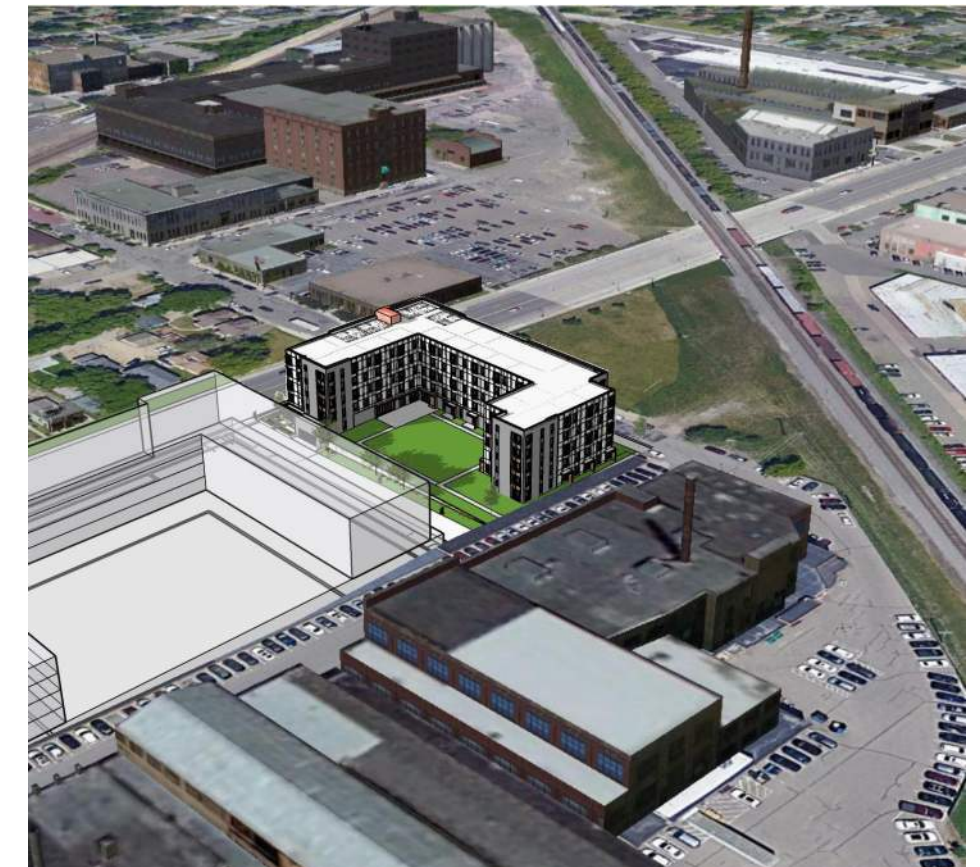
AFFORDABLE AGED RESTRICTED HOUSING

5 STORIES
120 UNITS

UNIT MIX
STUDIOS - 1
ONE BEDROOMS - 106
TWO BEDROOMS - 13

PARKING & TRANSIT
1 LEVEL BELOW GRADE PARKING - 88
PARKING RATIO .73 STALLS PER UNIT
BUS STOP ON SITE - #10
NEAR FUTURE - BRT F LINE

BUILDING SIZE
83,866 GSF HOUSING
29,760 GSF PARKING LEVEL



SITE PLAN



NEIGHBORHOOD CHARACTER







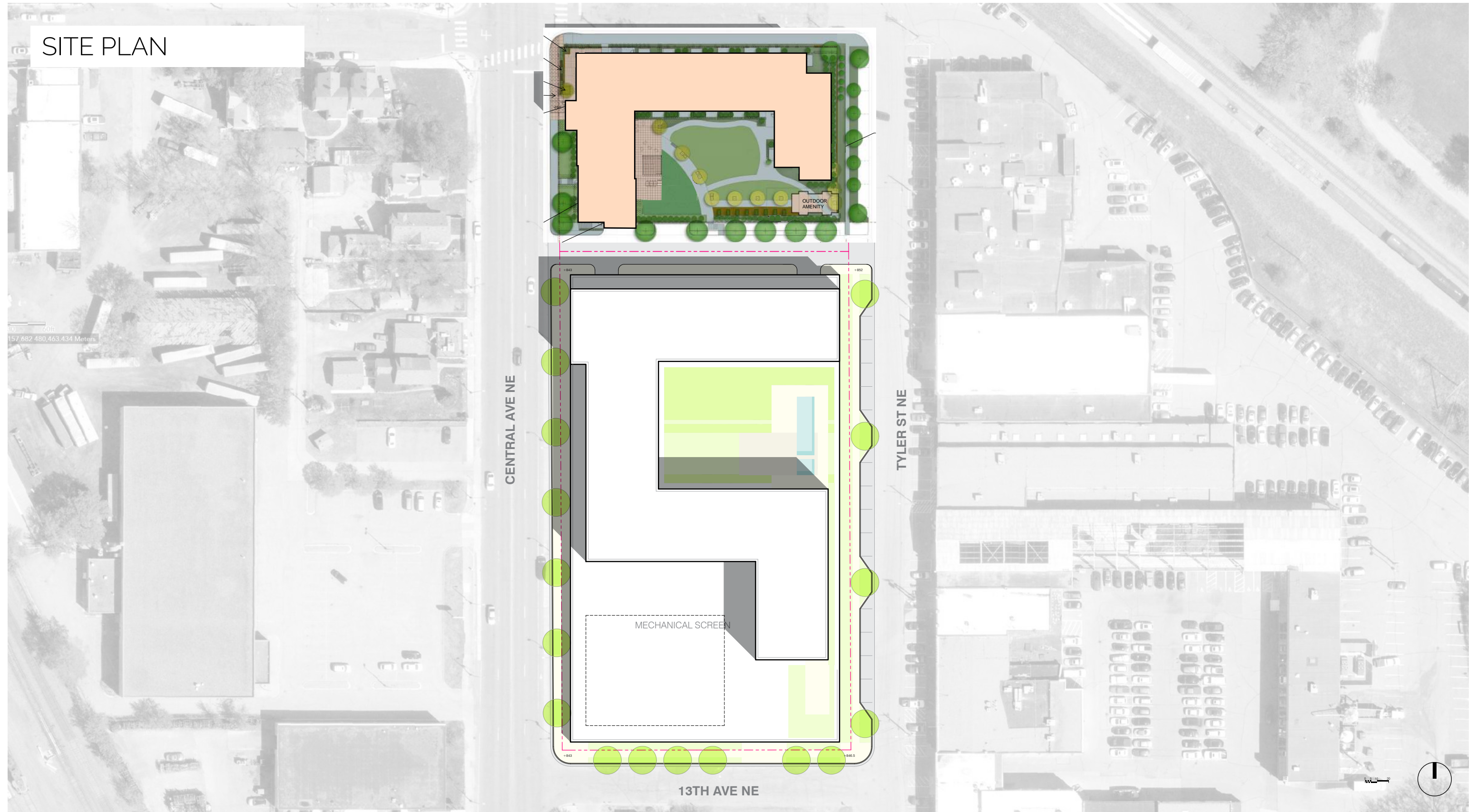


Youngblood Lumber South Site

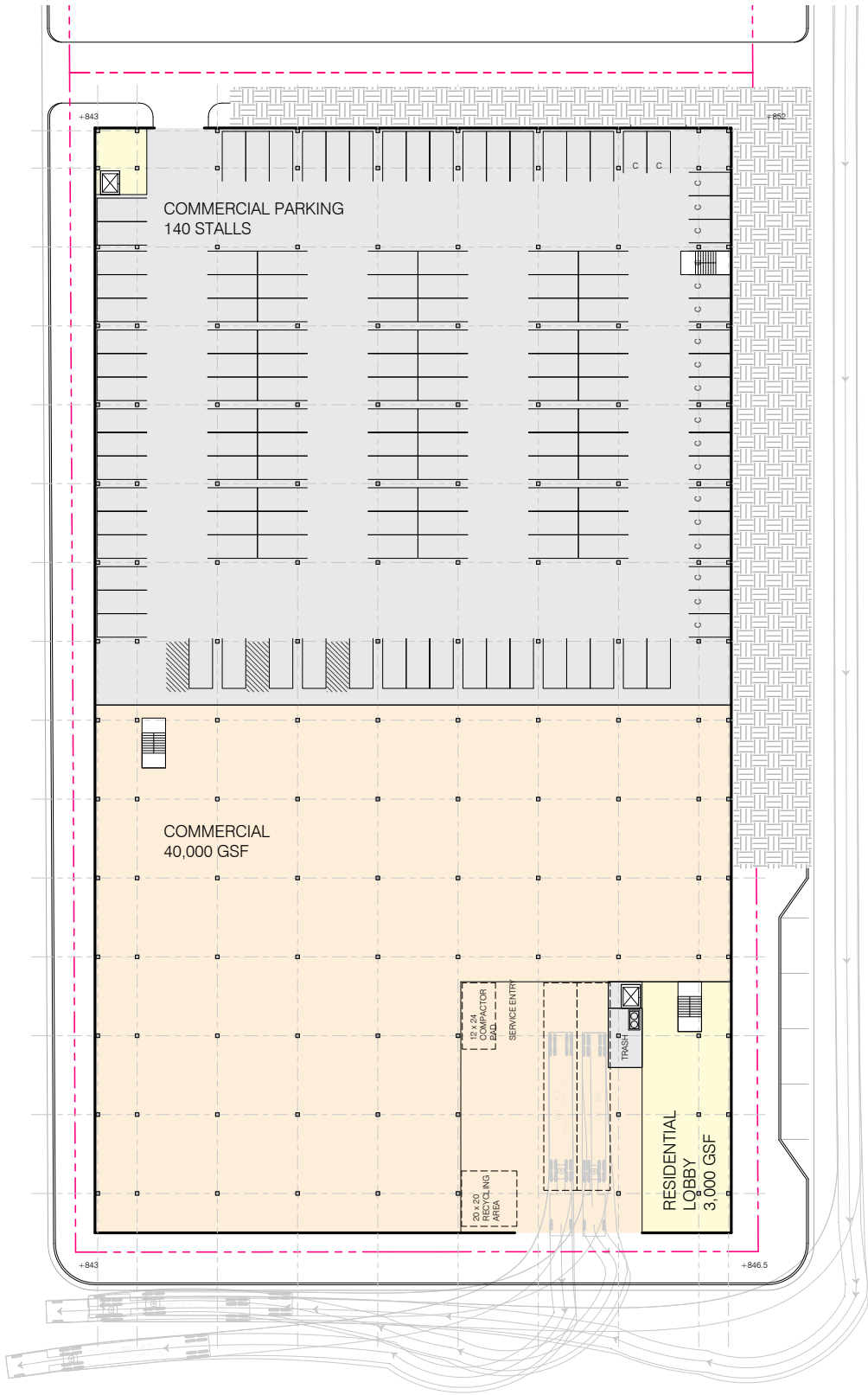
LOCATION



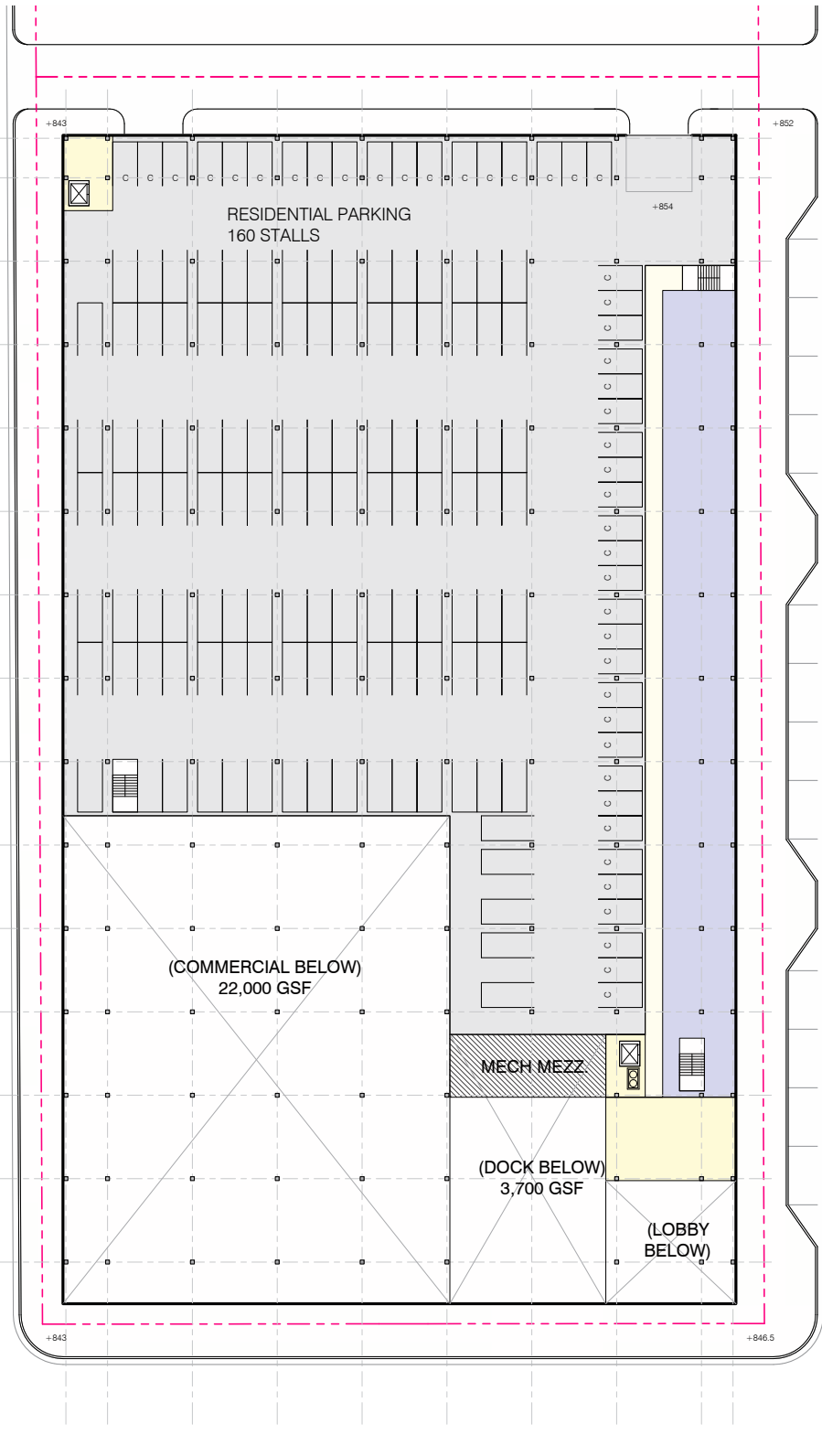
SITE PLAN



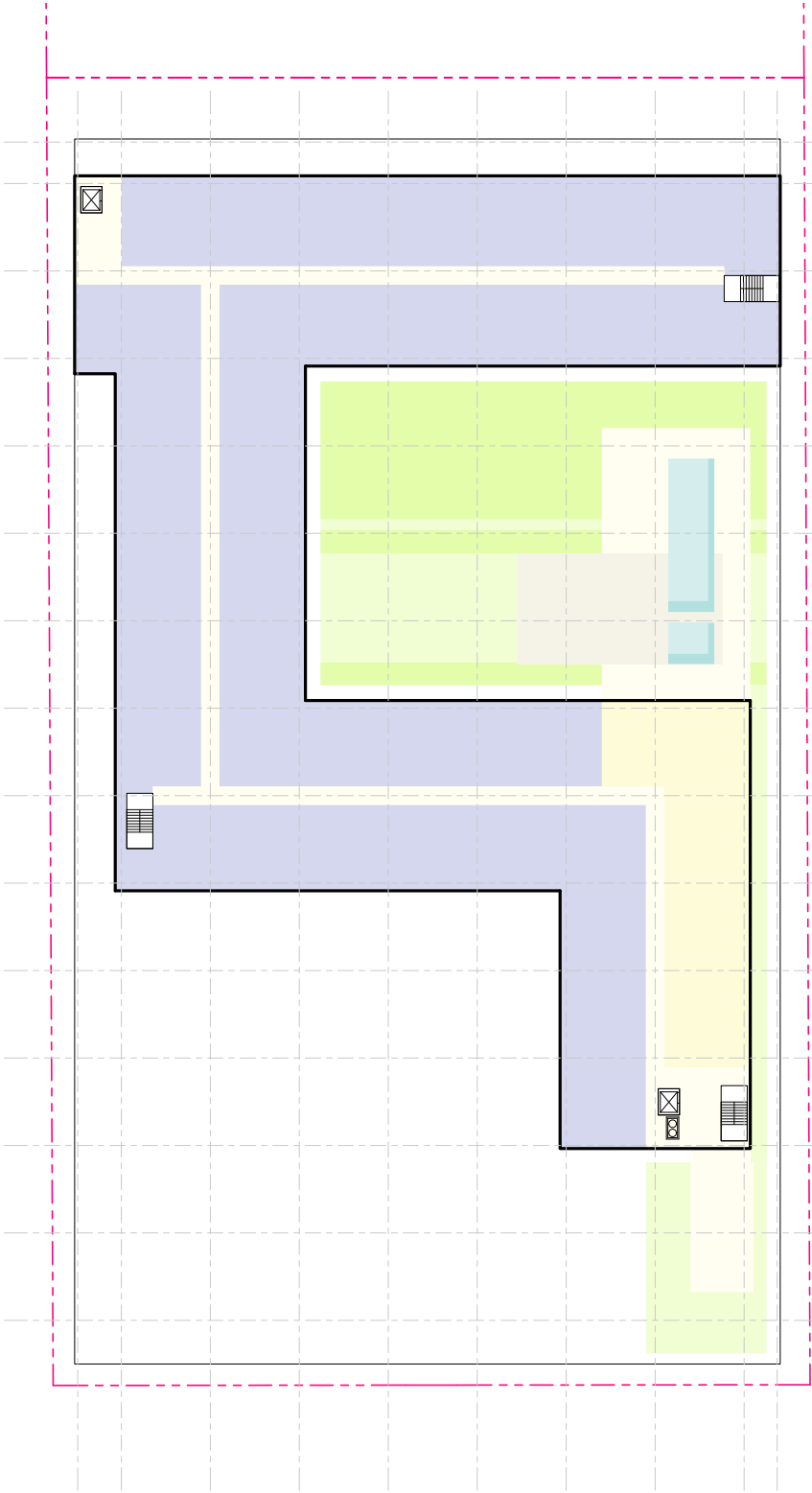
LEVEL 1



LEVEL 2



LEVELS 3-5





ENRICHING LIVES AND STRENGTHENING COMMUNITIES

CHICAGO

209 South LaSalle Street
The Rookery, Suite 920
Chicago, IL 60604

P 312.279.0470

DALLAS

1412 Main Street
Adolphus Tower, Suite 700
Dallas, TX 75202

P 469.405.1196

HANOI, VIETNAM

No 1 Dao Duy Anh Street
Ocean Park Building,
Suite 15, Room 1508
Phuong Mai Ward, Dong Da
District
Hanoi, Vietnam

P 469.405.1240

MINNEAPOLIS

222 North Second Street
Long & Kees Building, Suite
101
Minneapolis, MN 55401

P 612.339.3752

WASHINGTON, DC

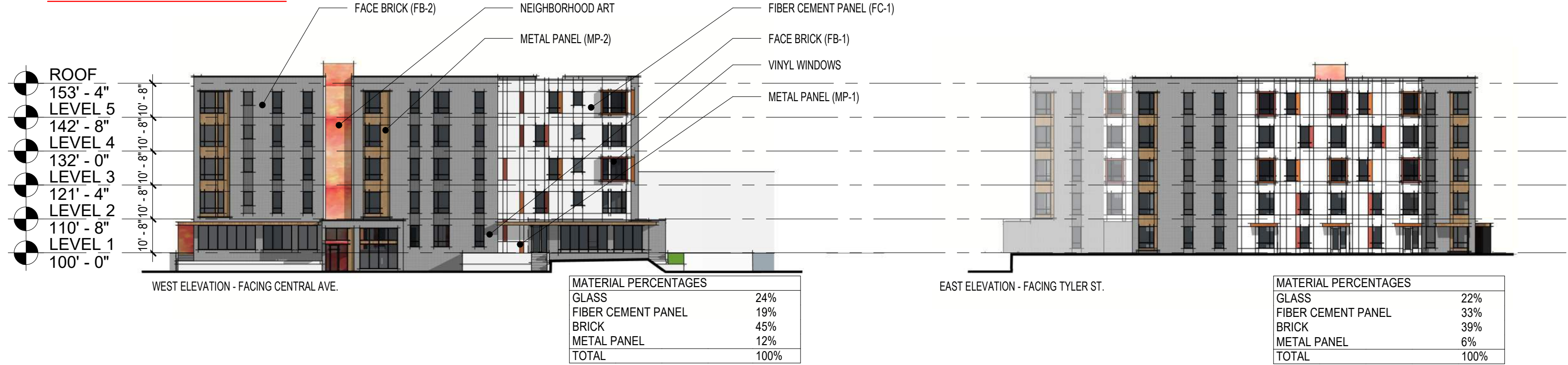
1054 31st Street NW
Canal Square, Suite 410
Washington, DC 20007

P 202.595.3173

WWW.BKVGROUP.COM



ELEVATIONS



ROOF

153' - 4"

LEVEL 5

142' - 8"

LEVEL 4

132' - 0"

LEVEL 3

121' - 4"

LEVEL 2

110' - 8"

LEVEL 1

100' - 0"

10' - 8"

10' - 8"

10' - 8"

10' - 8"

10' - 8"

10' - 8"

10' - 8"

10' - 8"

10' - 8"

10' - 8"

FACE BRICK (FB-1)

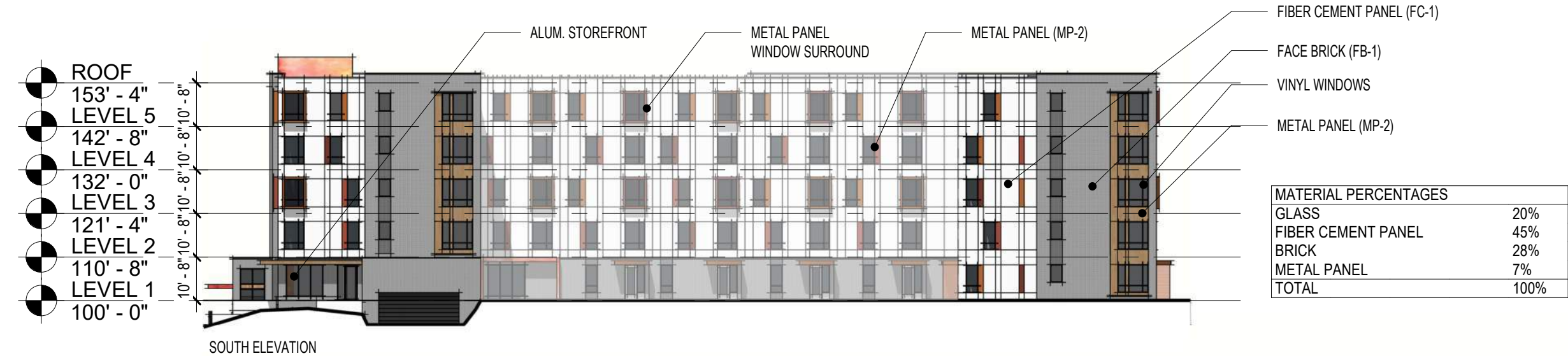
VINYL WINDOWS

METAL PANEL (MP-1)

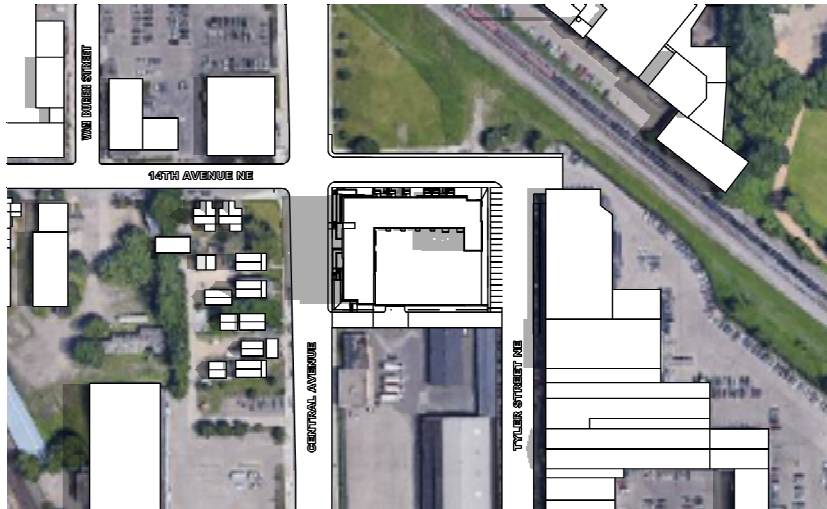
EAST ELEVATION - FACING TYLER ST.

MATERIAL PERCENTAGES

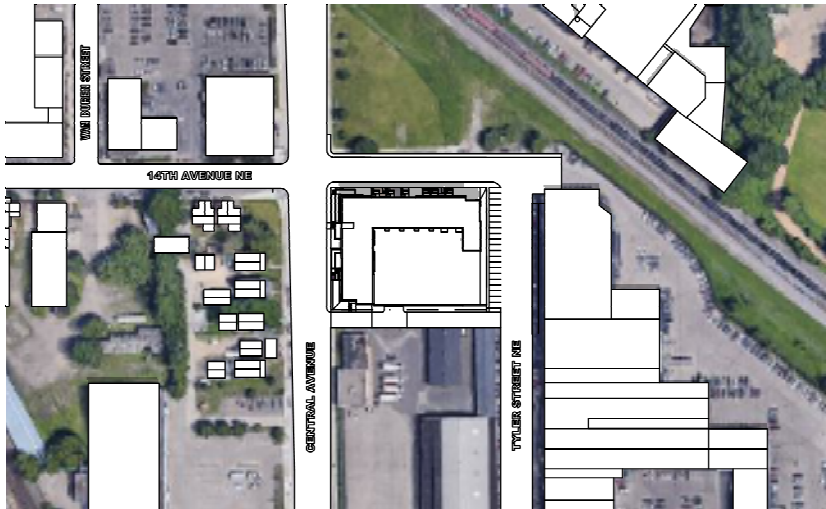
GLASS	22%
FIBER CEMENT PANEL	33%
BRICK	39%
METAL PANEL	6%
TOTAL	100%



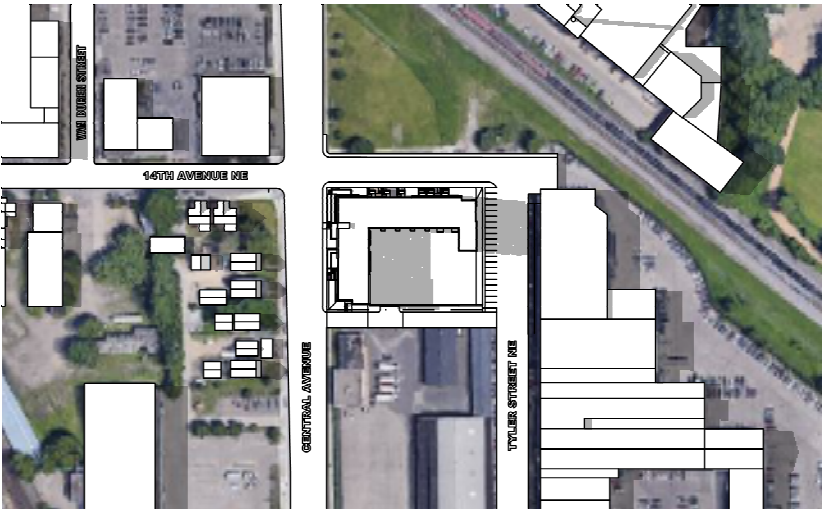
SHADOW STUDY



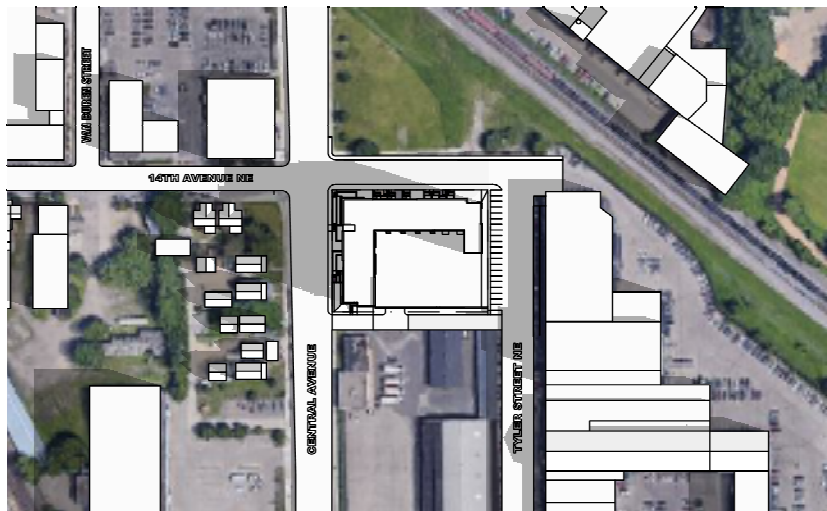
JUNE 21, 8AM



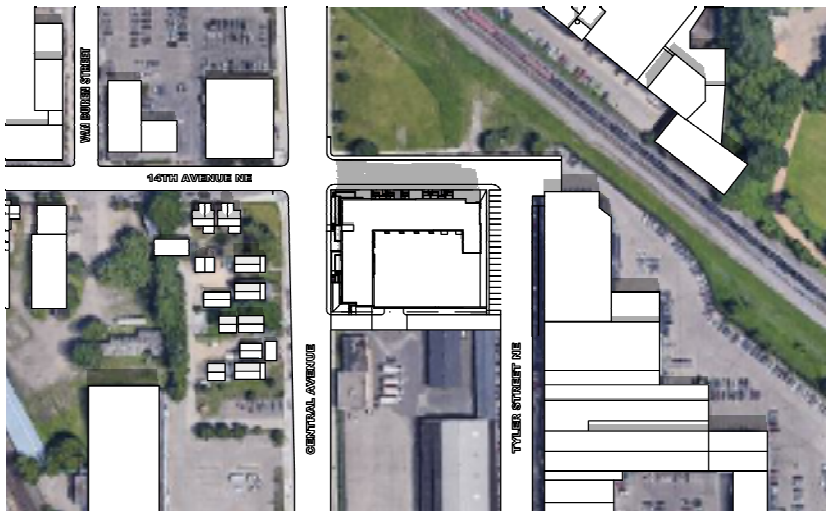
JUNE 21, 12PM



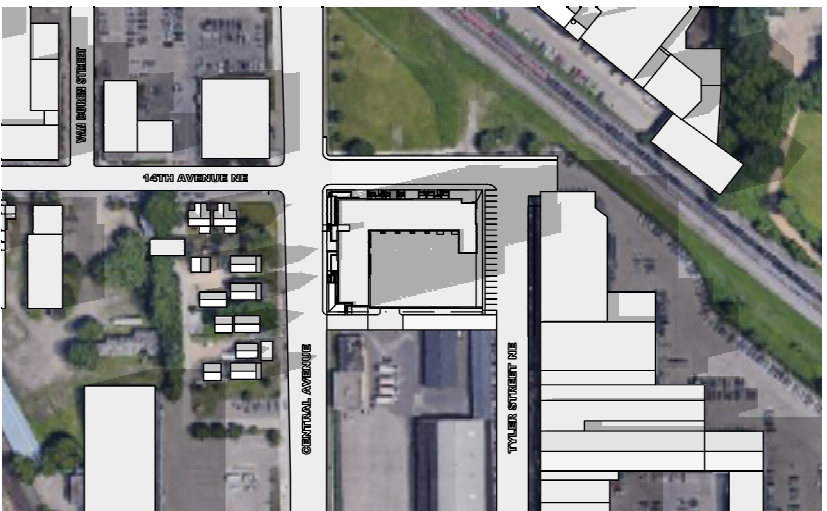
JUNE 21, 5PM



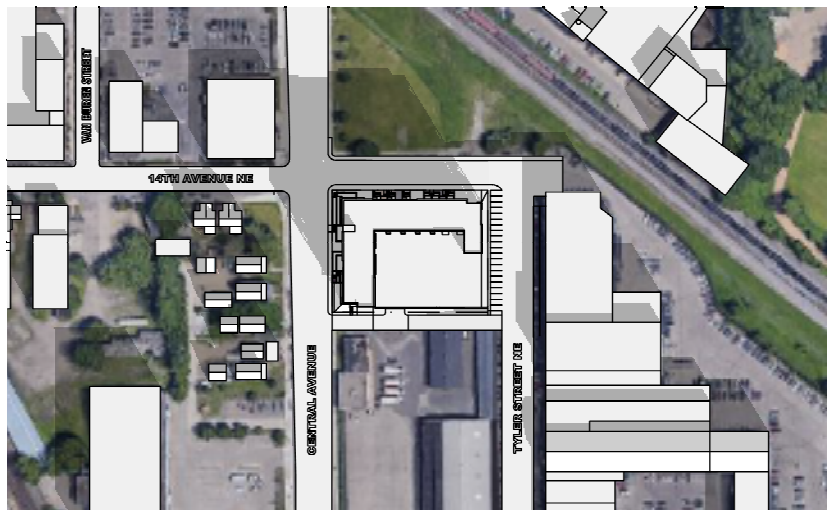
MARCH & SEPTEMBER 21, 8AM



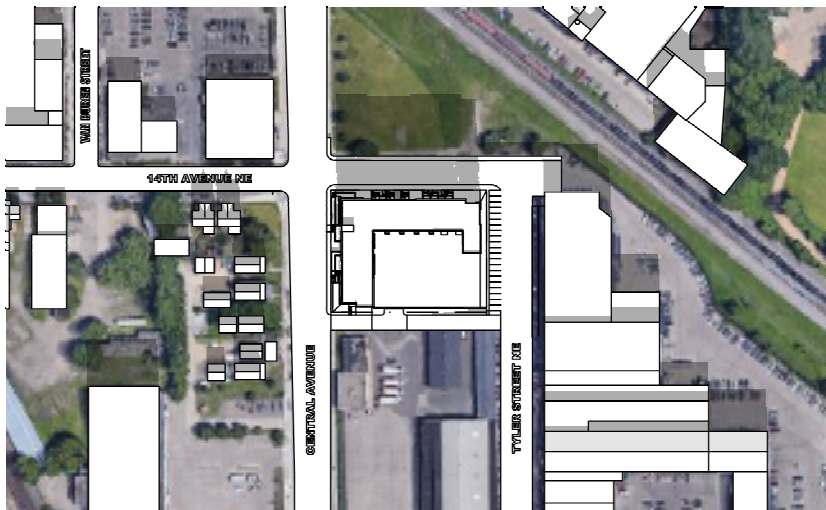
MARCH & SEPTEMBER 21, 12PM



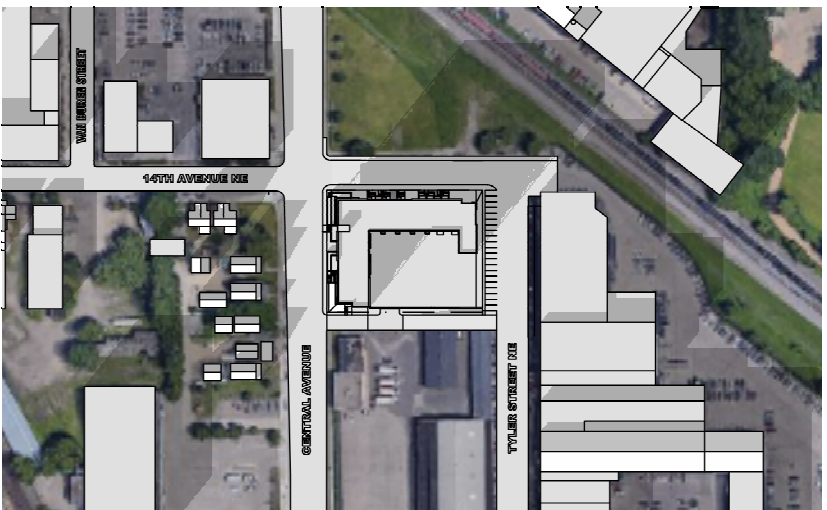
MARCH & SEPTEMBER 21, 5PM



DECEMBER 21, 10AM



DECEMBER 21, 12PM



DECEMBER 21, 3PM