Aerial View - looking north

3rd Avenue frontage

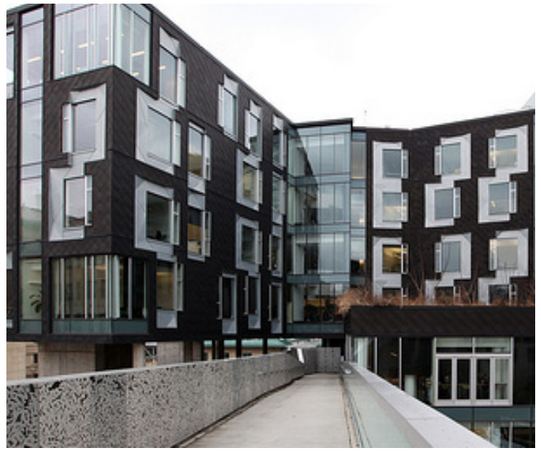
2nd Street and 3rd Avenue

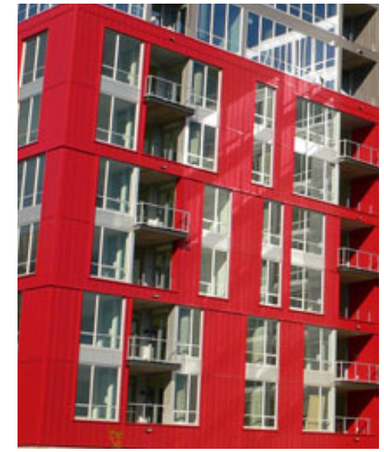
2nd Street and 5th Avenue

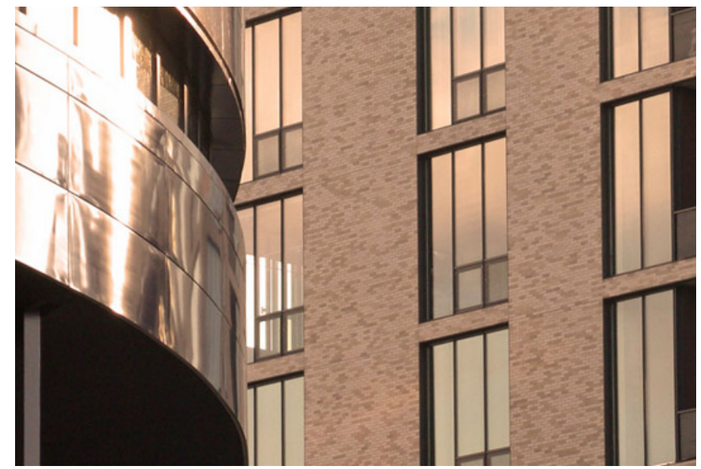
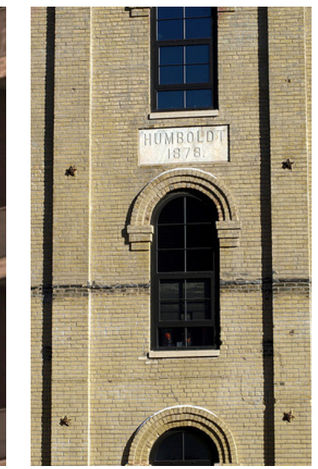
5th Avenue frontage

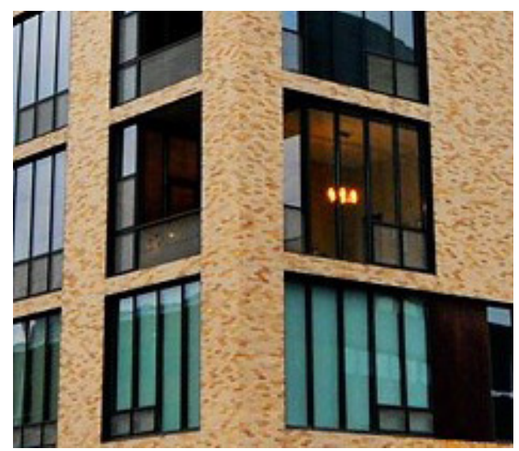
MILL CITY QUARTER

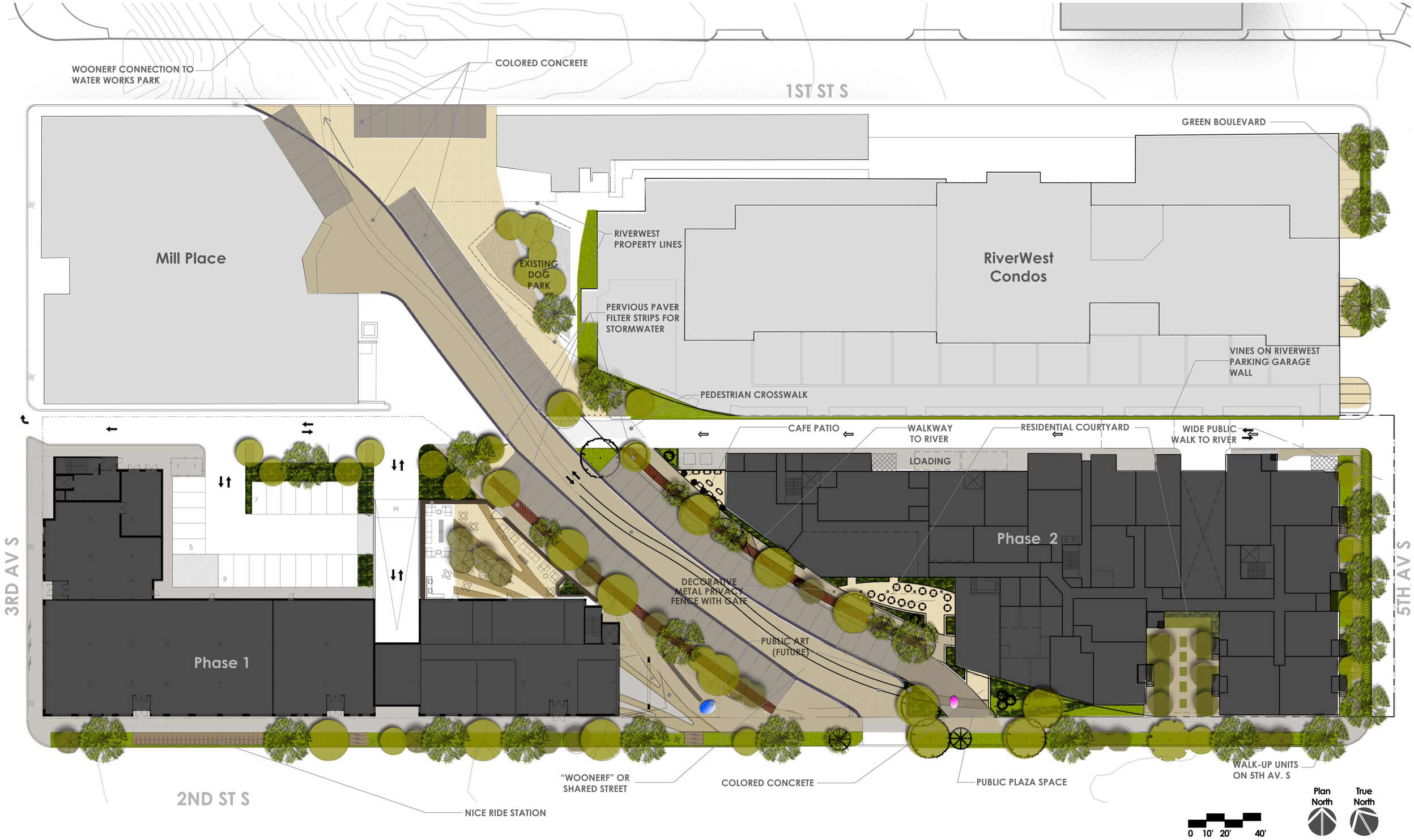
Site Context







HUMBOLDT
1878.



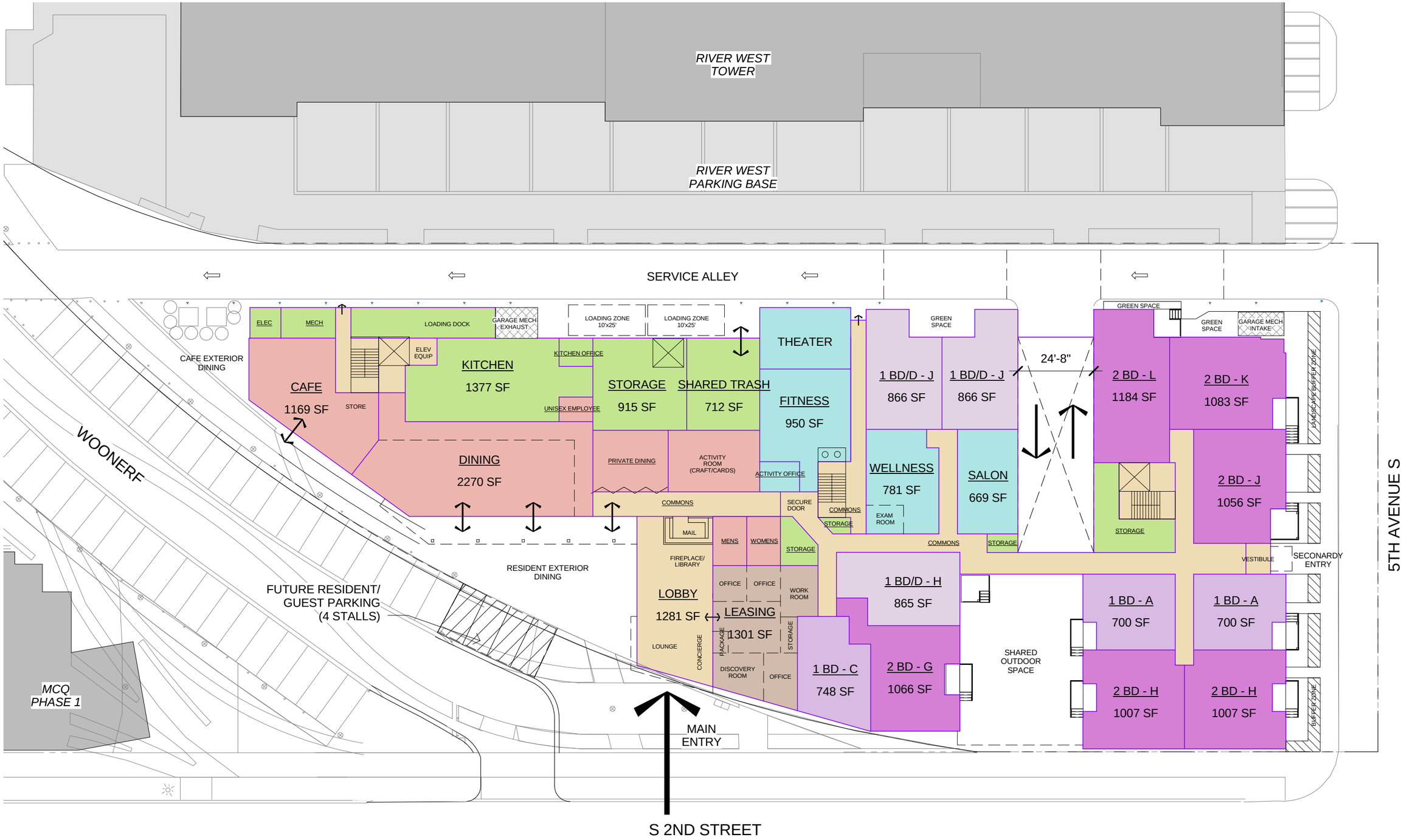


Master Plan

MILL CITY QUARTER PHASE 2

MAY 16, 2014

ECUMEN BKV GROUP

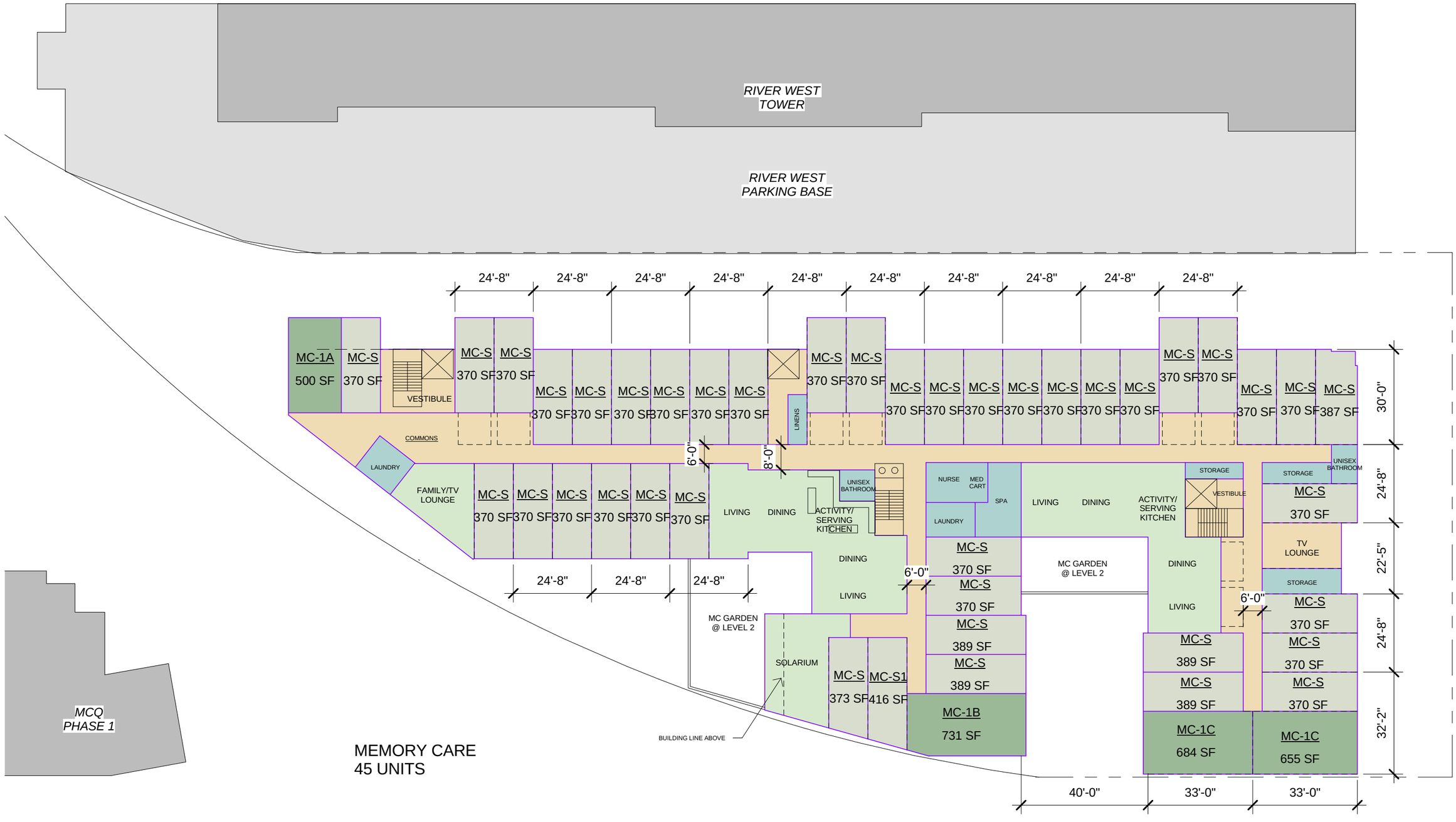


Mill City Quarter - Phase II

5/15/14 Scale 1" = 30'-0"

First Floor Plan

ECUMEN® BKV GROUP

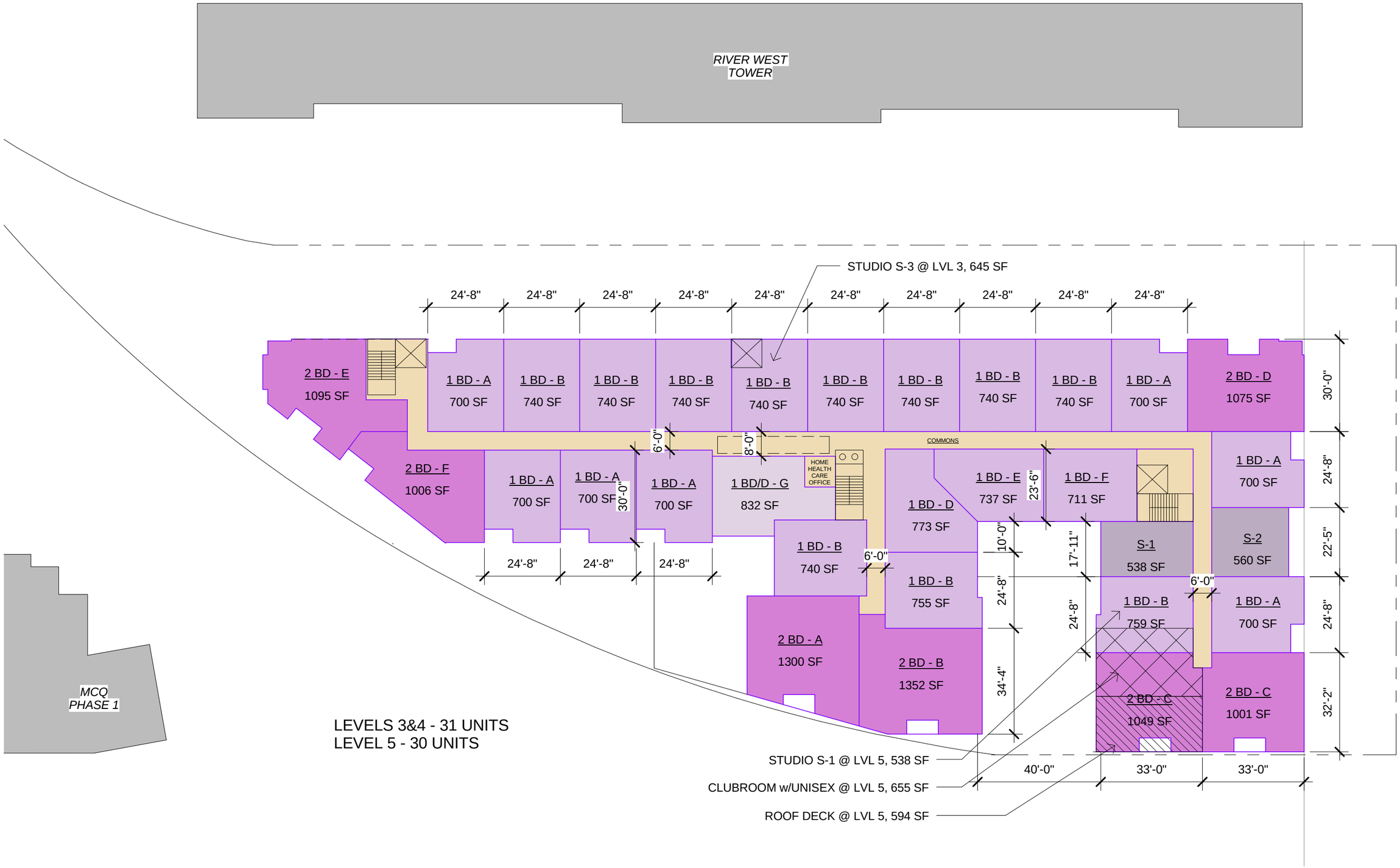


Mill City Quarter - Phase II

5/15/14 Scale 1" = 30'-0"

Second Floor Plan

ECUMEN® BKV GROUP

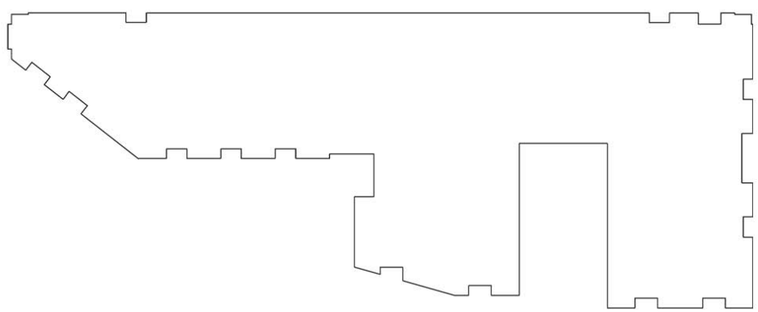


Mill City Quarter - Phase II

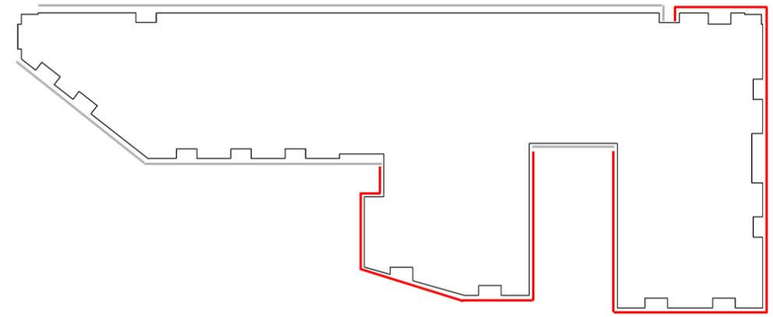
5/15/14 Scale 1" = 30'-0"

Third - Fifth Floor Plan

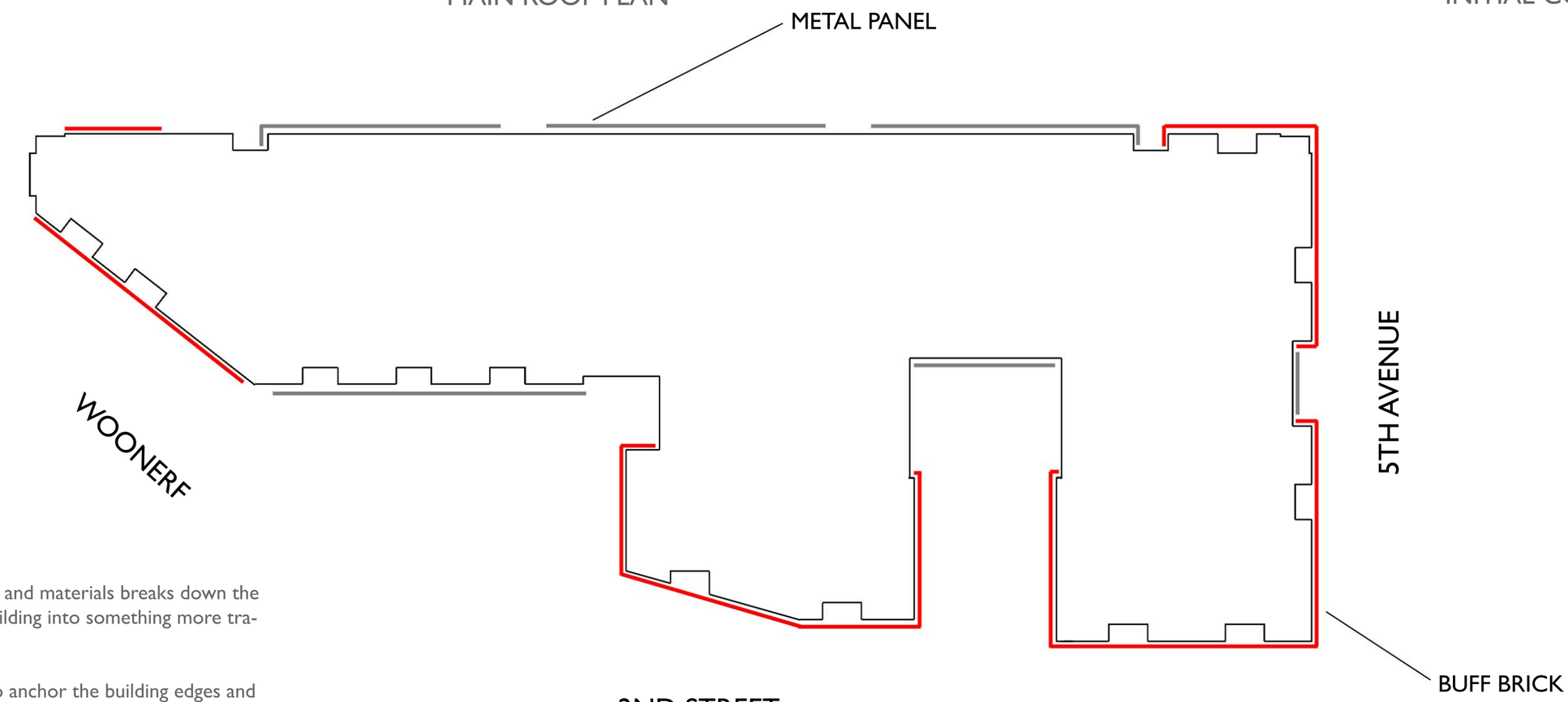
ECUMEN® BKV GROUP



MAIN ROOF PLAN



INITIAL CONCEPT



REFINED CONCEPT

Notes:
1. Massing of the building shape and materials breaks down the overall feel and shape of the building into something more traditional to the district.

2. Brick placement is focused to anchor the building edges and accentuate the primary facades along 5th Ave, 2nd Street, and the Woonerf.

Mill City Quarter - Phase II

5/15/14

Design Diagram

ECUMEN® BKV GROUP

1 A401 Rendered - South Elevation
3/32" = 1'-0"

2 A401 Rendered - North Elevation
3/32" = 1'-0"

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman Kroos Vogel Group Inc.

222 North Second Street
Minneapolis MN 55401
Telephone: 612–339–3752
Facsimile: 612–339–6212
www.bkvgroup.com

CONSULTANTS

ISSUANCE

HPC SUBMITTAL
NOT FOR CONSTRUCTION
5/15/14

PROJECT TITLE

Mill City Quarter - Phase II

KEY PLAN NORTH ARROW

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional under the laws of the State of Minnesota.

License Number Date

REVISION	DATE

DATE	5/15/14
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NO.	1940.01

SHEET TITLE

EXTERIOR ELEVATIONS - RENDERED

SHEET NUMBER

A401

© 2013 BKV Group, Inc. EOE

C:\Users\cuskinson\Documents\Mill Quarter Phase 2_Arch_Central_v2013_cjpkinsetsdb.rvt
9/10/2014 11:03:04 AM
BKVTB 30x42 v2012

2 A402 Rendered - West Elevation
3/32" = 1'-0"

1 A402 Rendered - East Elevation
3/32" = 1'-0"

4 A402 Rendered - West MC Garden Elevation
3/32" = 1'-0"

3 A402 Rendered - East MC Garden Elevation
3/32" = 1'-0"

SEE 1/A401 FOR MATERIAL NOTES

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman Kroos Vogel Group Inc.

222 North Second Street
Minneapolis MN 55401
Telephone: 612-339-3752
Facsimile: 612-339-6212
www.bkvgroup.com

CONSULTANTS

ISSUANCE

HPC SUBMITTAL
NOT FOR CONSTRUCTION
5/15/14

PROJECT TITLE

Mill City Quarter - Phase II

KEY PLAN NORTH ARROW

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional under the laws of the State of Minnesota.

License Number Date

REVISION	DATE

DATE	5/15/14
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NO.	1940.01

SHEET TITLE

EXTERIOR ELEVATIONS - RENDERED

SHEET NUMBER

A402

© 2013 BKV Group, Inc. EOE

BKVTB-30x42 v2012

Mill City Quarter - Phase II

5/15/14

Perspective View SE

ECUMEN® BKV GROUP

Mill City Quarter - Phase ll

5/15/14 Scale

Perspective View SW

ECUMEN® BKV GROUP

Mill City Quarter - Phase II

5/15/14 Scale

Perspective View NW

ECUMEN® BKV GROUP

Mill City Quarter - Phase II

5/15/14 Scale

Perspective View NE

ECUMEN® BKV GROUP