



MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: [Hilary Dvorak](#), Principal Planner, (612) 673-2639
DATE: June 12, 2014
SUBJECT: Satori

The applicant is proposing to redevelop those portions of the 800, 900 and 1000 blocks of West Broadway that have frontage on West Broadway. Each block would be mixed-use with commercial, office and residential uses. Structured parking would be included in all three of the buildings. In order to construct the proposed development the majority of the existing buildings would be demolished. The applicant will be requesting historic review letters for the different properties but cannot do this until he has control of them.

At this time the applicant does not have control over all of the property so no land use applications can be submitted. However, the applicant would like to get some initial feedback from the Planning Commission as it relates to the proposed mix of uses and the design of the buildings.



SATORI

Live · Work · Shop

Minneapolis

Pinnacle Management, LLC
Real Estate • Consulting • Investments • Management



Jan 31, 2014

Pinnacle Management, LLC
Real Estate • Consulting • Investments • Management

Tim Baylor, Director

Office Phone **612.767.2147**

Address:

**P.O. Box 22688
Minneapolis, MN 55422**



Mohammed Lawal, Principal

Office Phone **612.343.1010**

Address:

**100 Portland Ave. S. Suite 100
Minneapolis, MN 55401**



SATORI

Live · Work · Shop

Minneapolis, MN

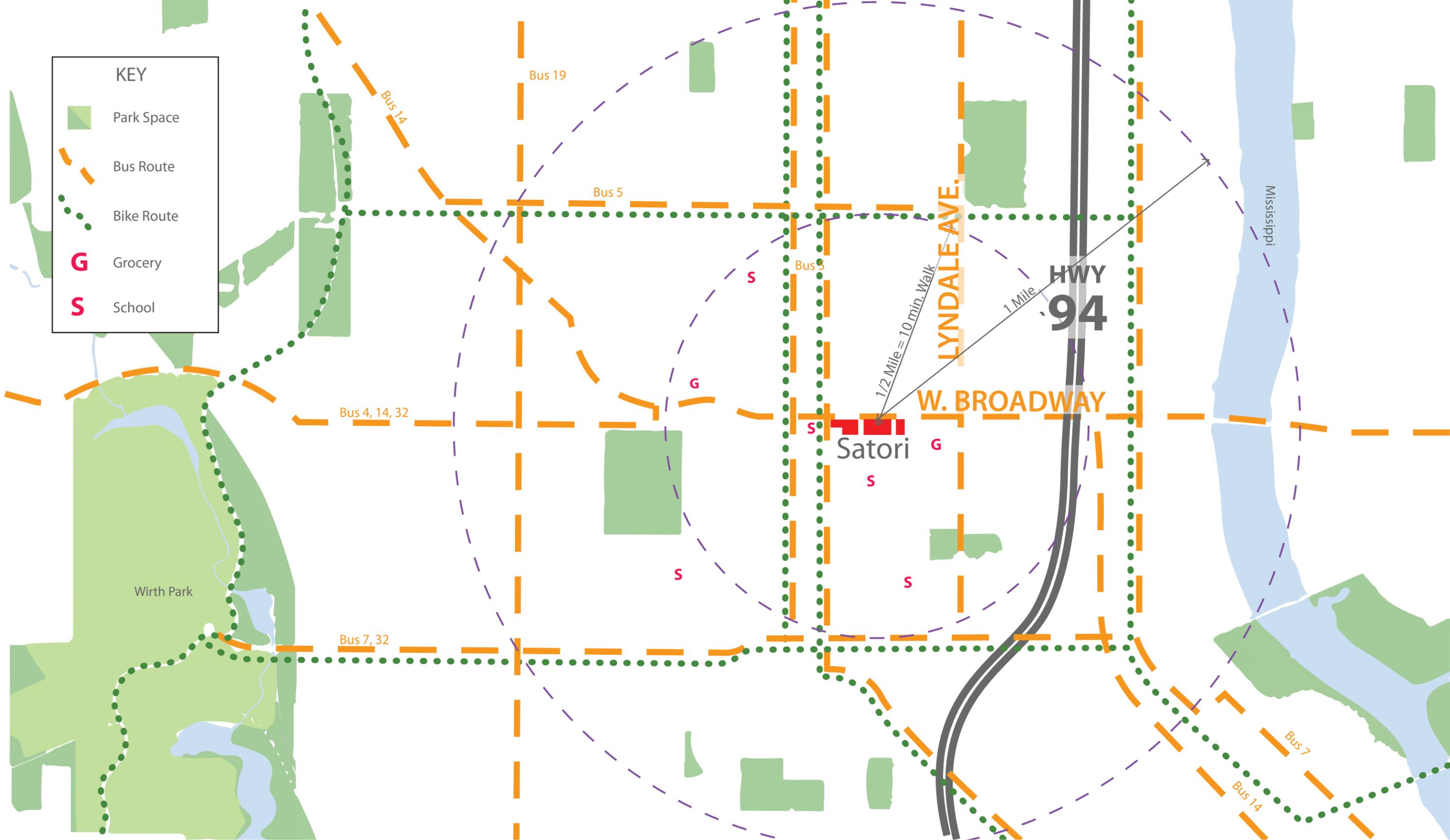
Site Aerial

Pinnacle Management, LLC
Real Estate • Consulting • Investments • Management



KEY

-  Park Space
-  Bus Route
-  Bike Route
- G** Grocery
- S** School



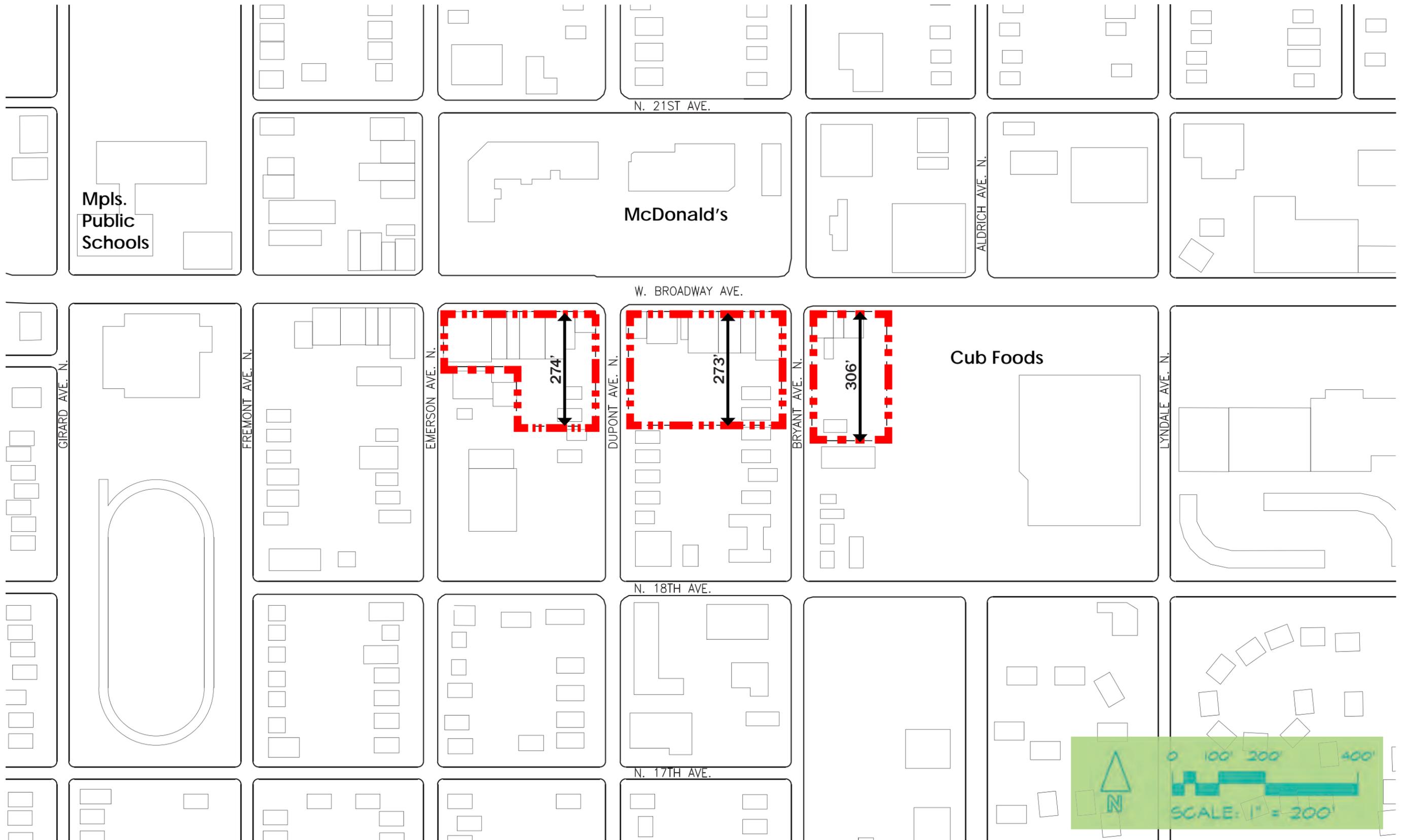
SATORI
Live · Work · Shop

Minneapolis, MN

Transit and Green Space

Pinnacle Management, LLC
Real Estate • Consulting • Investments • Management





SATORI

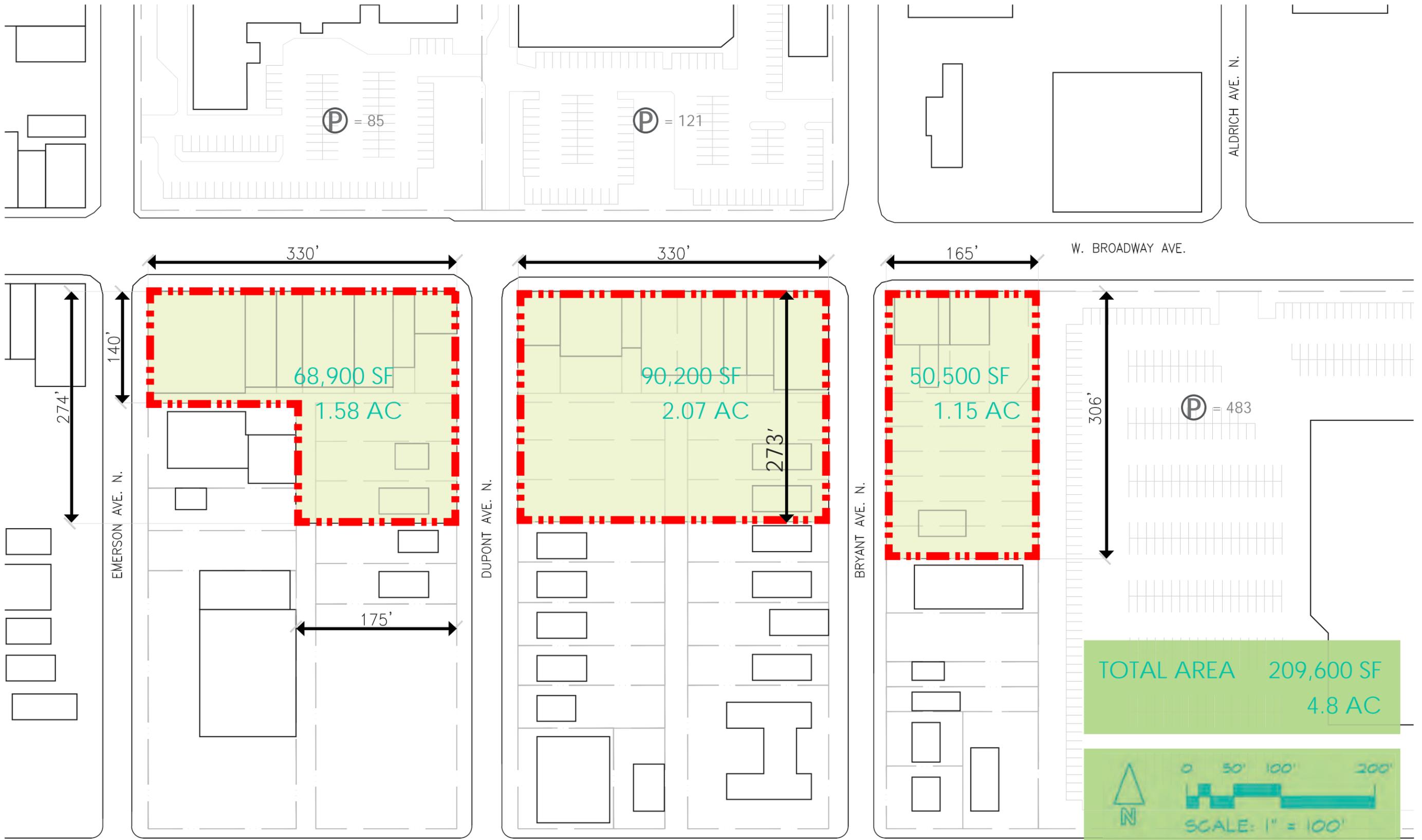
Live · Work · Shop

Minneapolis, MN

Urban Context

Pinnacle Management, LLC
 Real Estate • Consulting • Investments • Management





SATORI

Live · Work · Shop

Minneapolis, MN

Existing Site

Pinnacle Management, LLC
 Real Estate • Consulting • Investments • Management





SATORI

Live · Work · Shop

Minneapolis, MN

Neighborhood Massing

Pinnacle Management, LLC
Real Estate • Consulting • Investments • Management





SATORI
Live · Work · Shop

Minneapolis, MN

Facade on Broadway

Pinnacle Management, LLC
Real Estate • Consulting • Investments • Management





Nonprofit



Single-Family Residential



Religious



Multi-Family Residential



Commercial



Schools



SATORI

Live · Work · Shop

Minneapolis, MN

Neighborhood Fabric

Pinnacle Management, LLC
Real Estate • Consulting • Investments • Management





Site Plan



View from Northeast

	800 block	900 block	1000 block
Block Area (AC)	1.15	2.07	1.58
Total Building GSF	75,700	225,700	172,500

Residential	800 block	900 block	1000 block	total
1000 SF units	42	102	110	254

Commercial	800 block	900 block	1000 block	total
GSF	19000	43000	24000	86000

office	800 block	900 block	1000 block	total
GSF	N/A	45000	N/A	45000

Parking	800 block	900 block	1000 block	total
underground	41	121	103	265
public	61	353	Shared	414
				679

Parking ramp

Parking Reqs
Minneapolis Zoning

1/D.U.	254
1/500 GSF*	148
1/500 GSF*	82
	484

*After 4000SF



SATORI

Live · Work · Shop

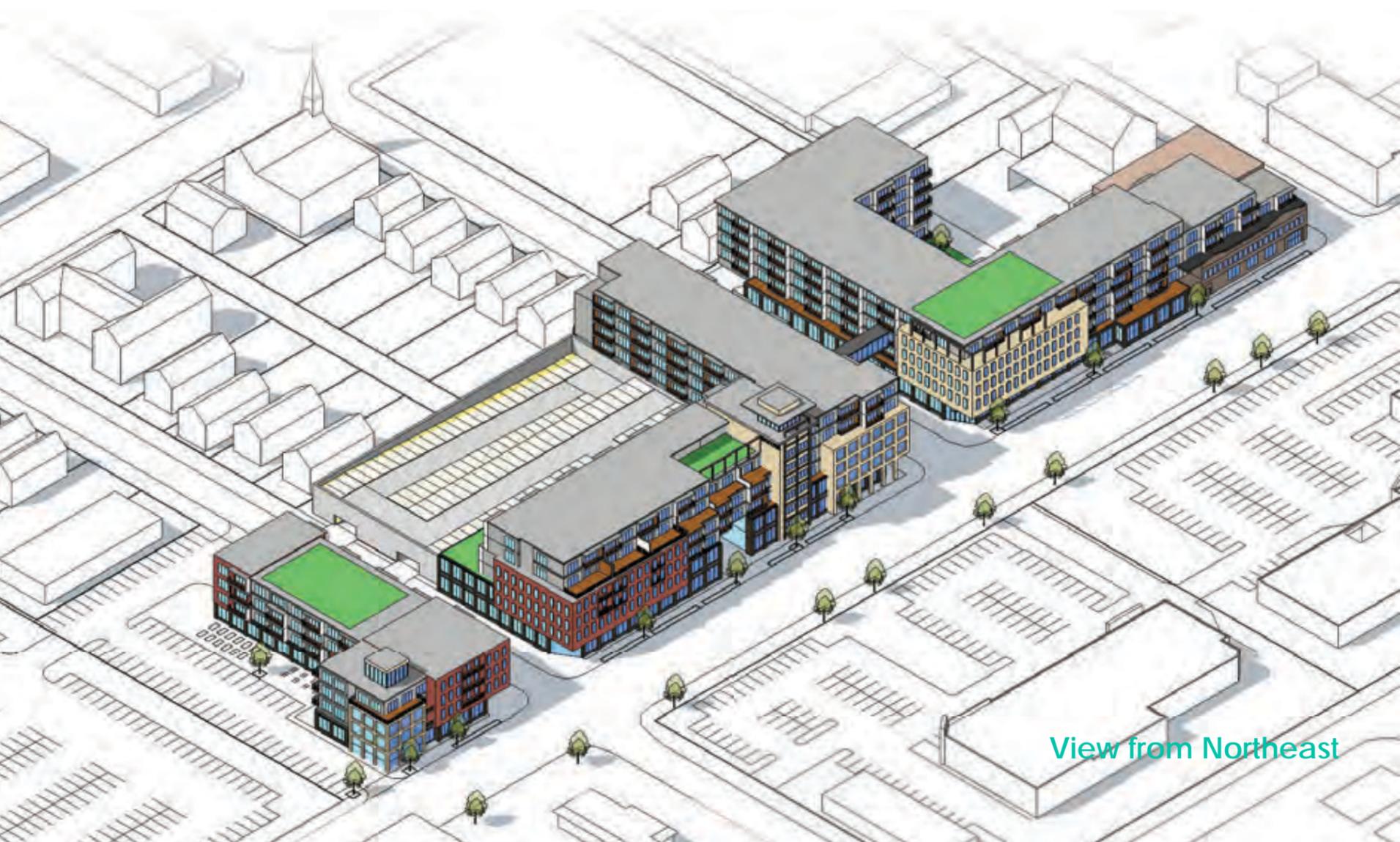
Minneapolis, MN

Initial Design Program A

Pinnacle Management, LLC

Real Estate • Consulting • Investments • Management





	800 block	900 block	1000 block
Block Area (AC)	1.15	2.07	1.58
Total Building GSF	75,700	225,700	174,000

Residential	800 block	900 block	1000 block	total
1000 SF units	42	102	100	244

Commercial	800 block	900 block	1000 block	total
GSF	19000	43000	24000	86000

office	800 block	900 block	1000 block	total
GSF	N/A	45000	15000	60000

Parking	800 block	900 block	1000 block	total
underground	41	121	103	265
public	61	353	Shared	414
				679

Parking ramp

Parking Reqs
Minneapolis Zoning

1/D.U.	244
1/500 GSF*	148
1/500 GSF*	112
	504

*After 4000SF



SATORI
Live · Work · Shop
Minneapolis, MN

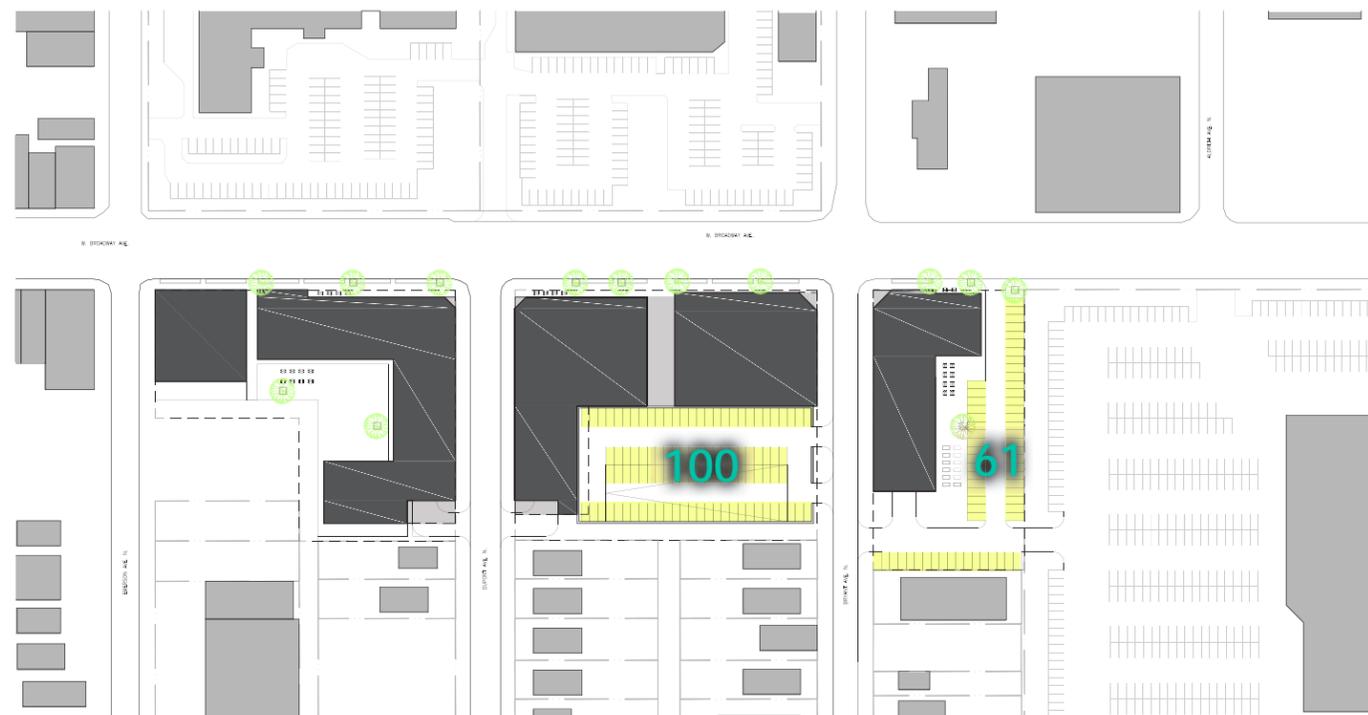
Initial Design Program B

Pinnacle Management, LLC
Real Estate • Consulting • Investments • Management

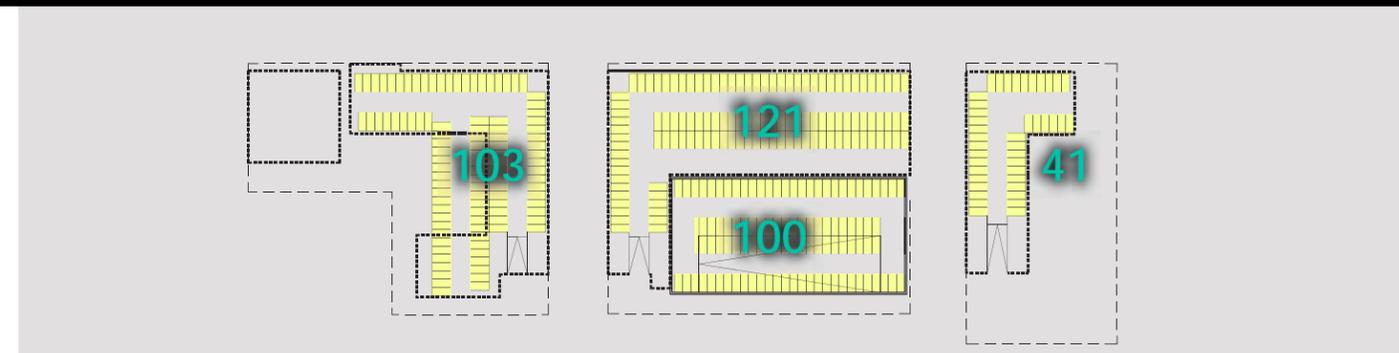




Parking - Ramp Second Level: 153



Parking - Ground Level: 161



Parking - Basement Level: 365

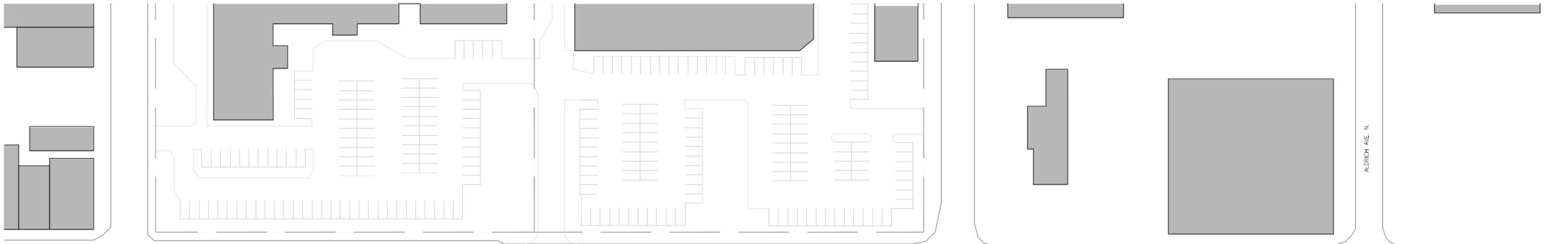


SATORI
Live · Work · Shop
Minneapolis, MN

Parking

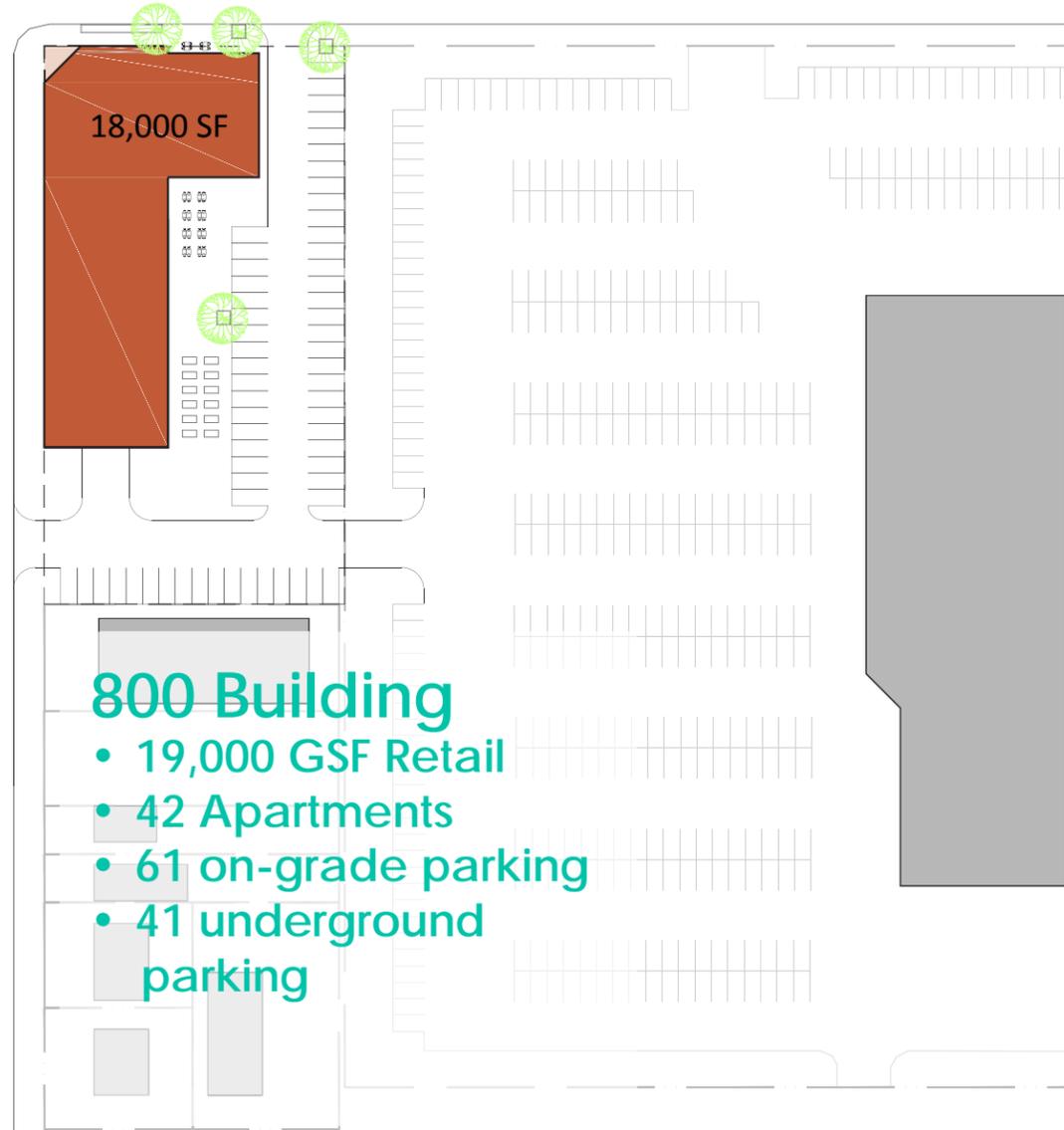
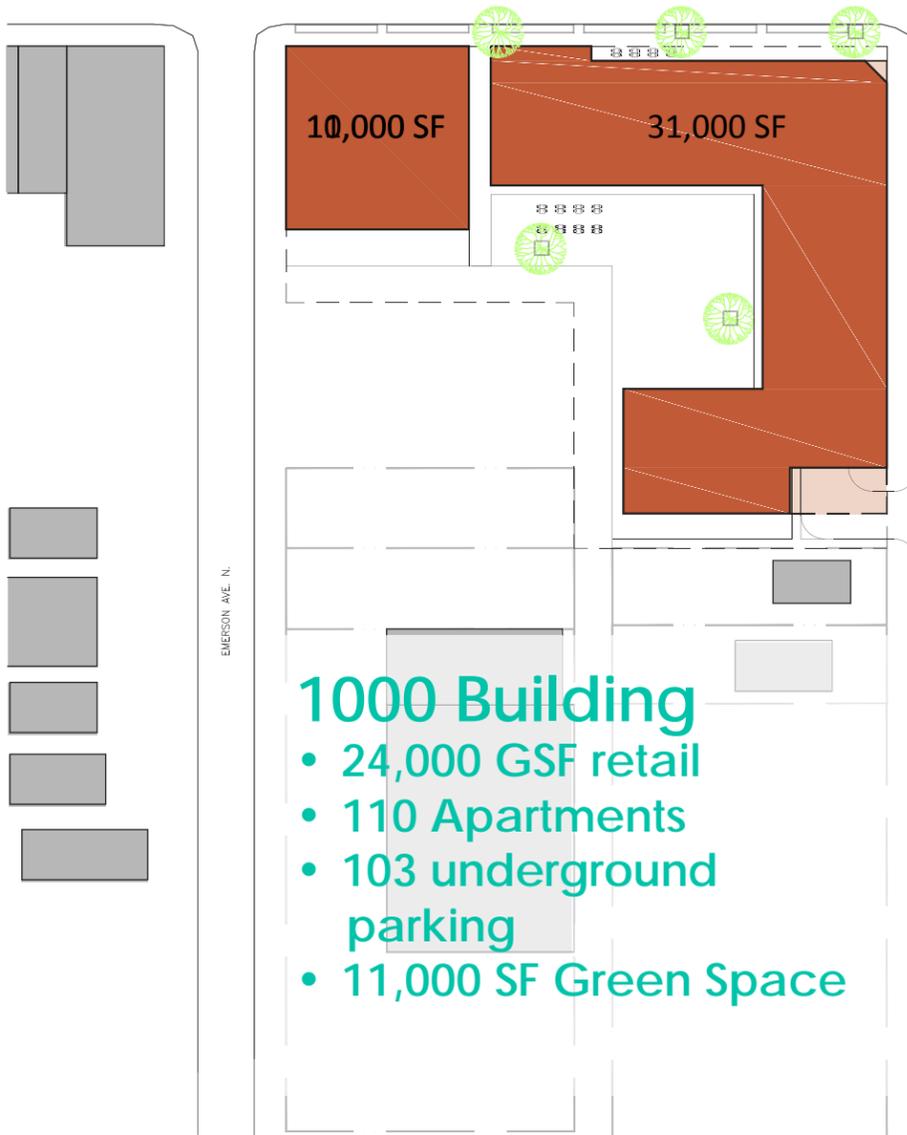
Pinnacle Management, LLC
Real Estate • Consulting • Investments • Management





W. BROADWAY AVE.

W. BROADWAY AVE.



SATORI

Live · Work · Shop

Minneapolis, MN

Site Plan

Pinnacle Management, LLC
 Real Estate • Consulting • Investments • Management



Widened Sidewalk:
Cafe Seating

W. BROADWAY AVE.

Enlarged Block Corners

Outdoor
Activity
Park

Apartment Patio

Dog Park

Widened Sidewalk:
Cafe Seating

Back Dining
Patio

Community
Garden Plots

3 MERSON AVE. N.

DUPONT AVE. N.

117 NT AVE. N.



SATORI
Live · Work · Shop

Landscaping and Greenspace

Minneapolis, MN

Pinnacle Management, LLC
Real Estate • Consulting • Investments • Management





SATORI

Live · Work · Shop

Minneapolis, MN

Perspective Along Broadway

Pinnacle Management, LLC
Real Estate • Consulting • Investments • Management





SATORI

Live · Work · Shop

Minneapolis, MN

Perspective from Northeast

Pinnacle Management, LLC
Real Estate • Consulting • Investments • Management

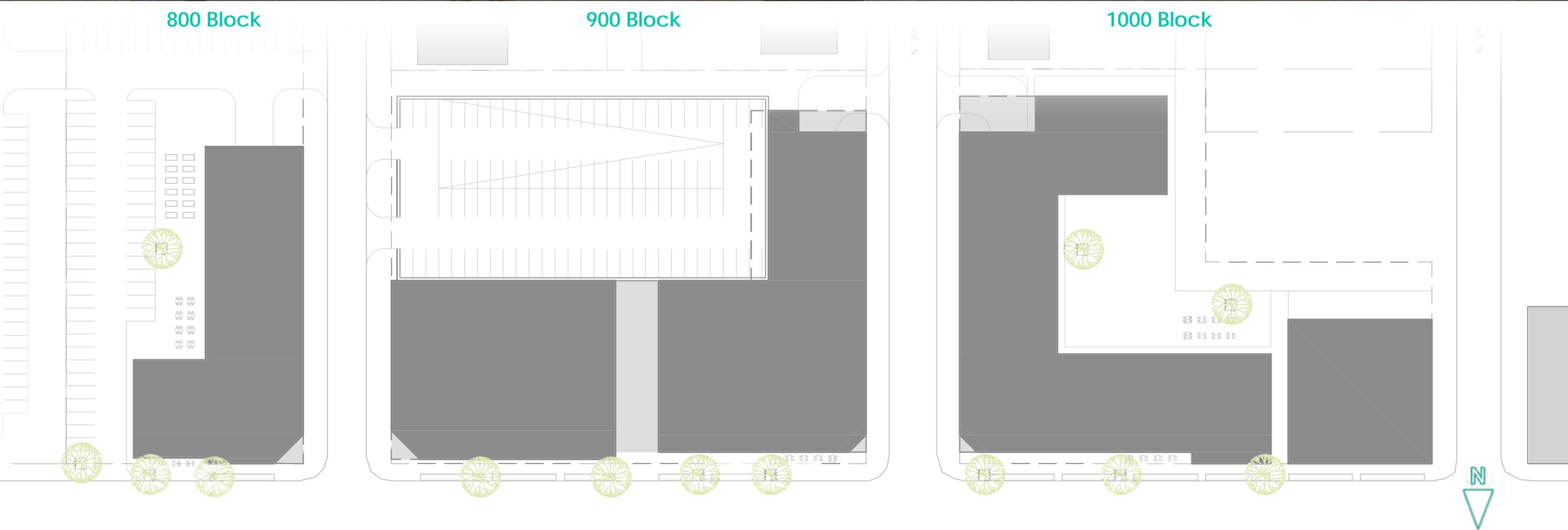




800 Block

900 Block

1000 Block

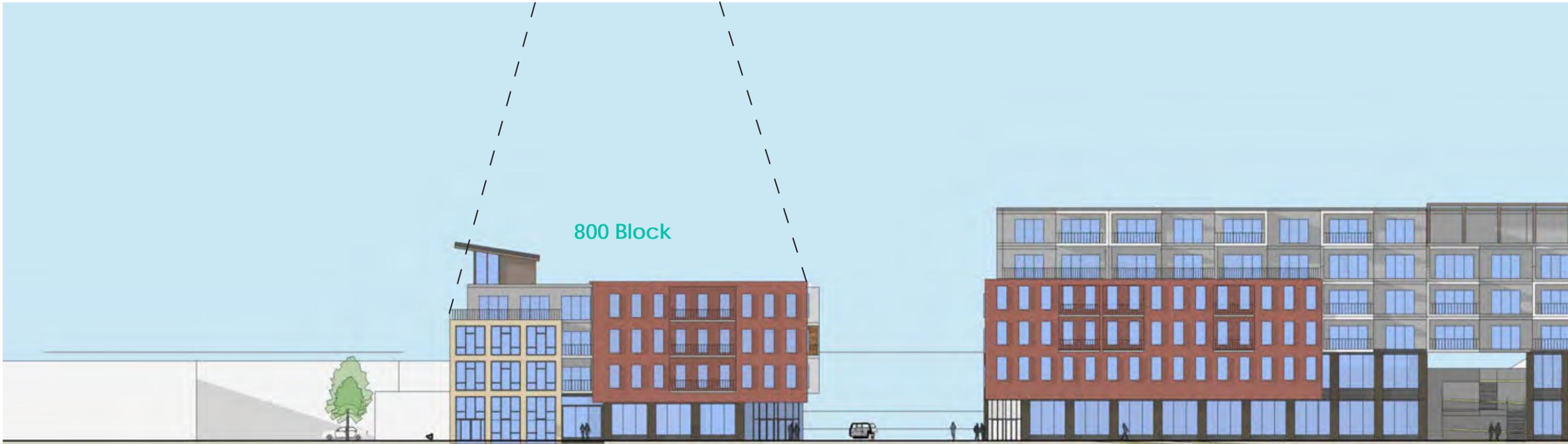
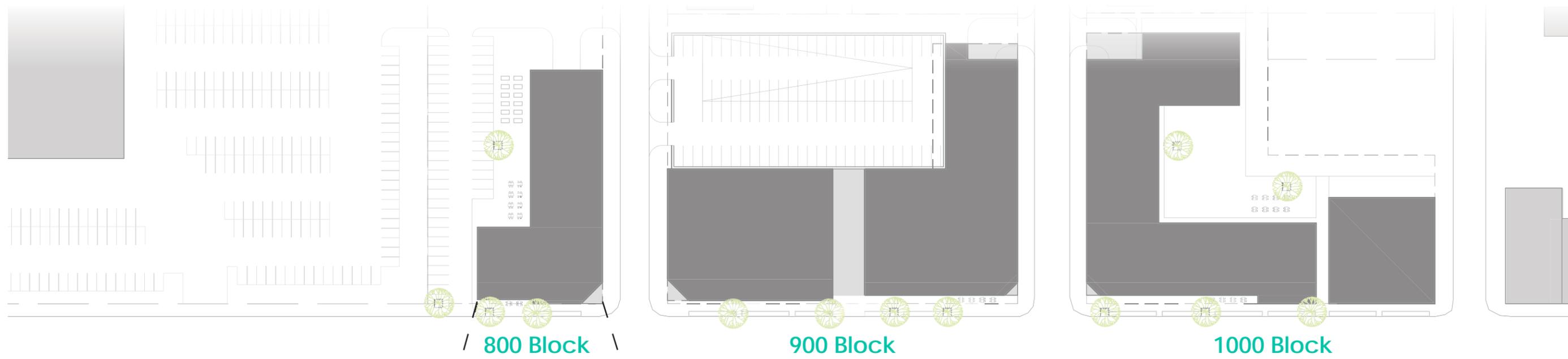


SATORI
Live · Work · Shop
Minneapolis, MN

Elevation Along Broadway

Pinnacle Management, LLC
Real Estate • Consulting • Investments • Management





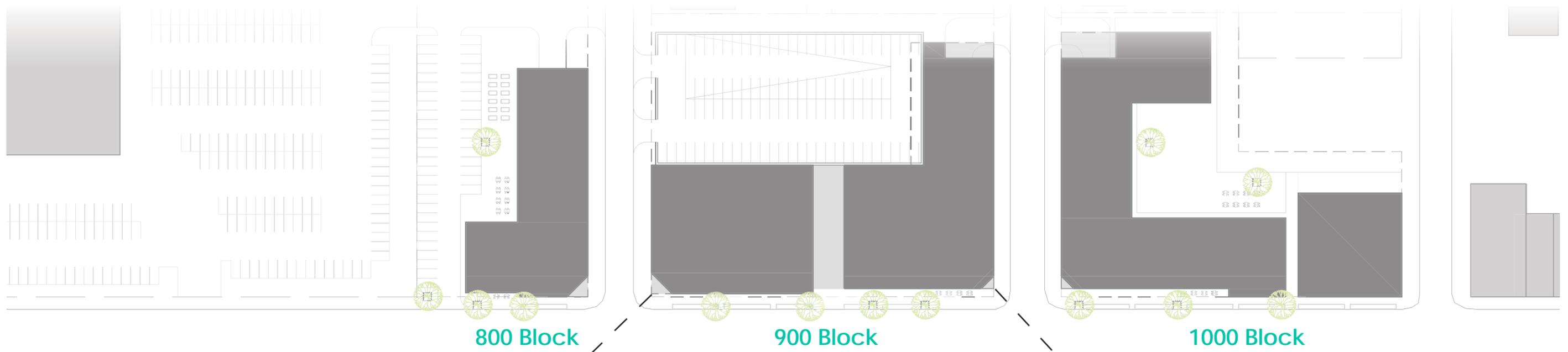
SATORI
Live · Work · Shop

Minneapolis, MN

800 Block Elevation

Pinnacle Management, LLC
Real Estate • Consulting • Investments • Management





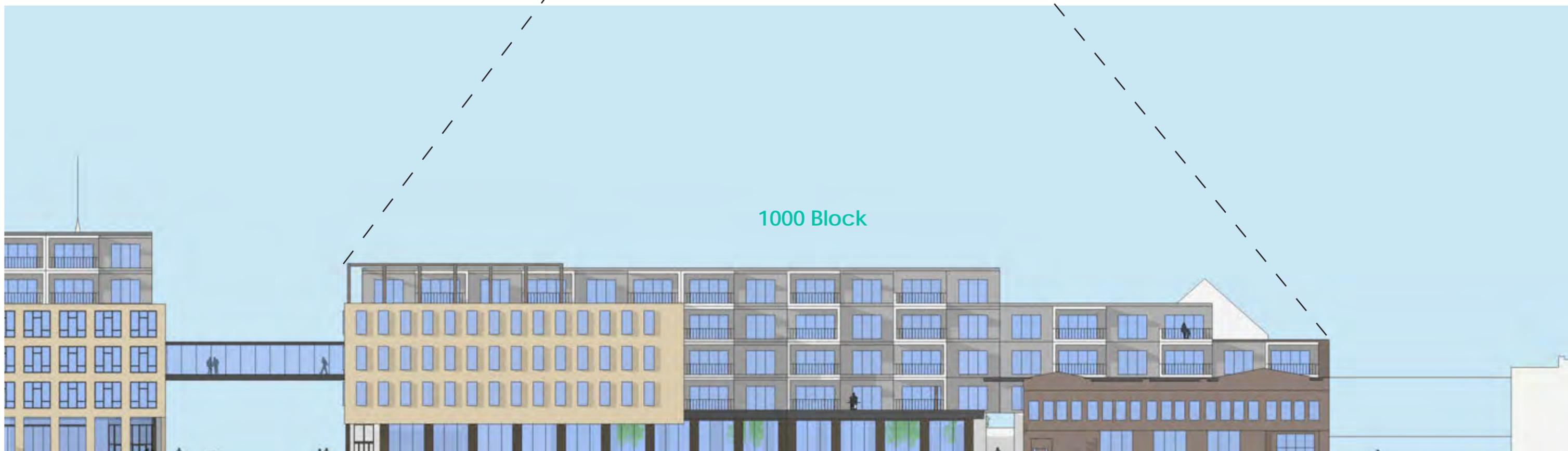
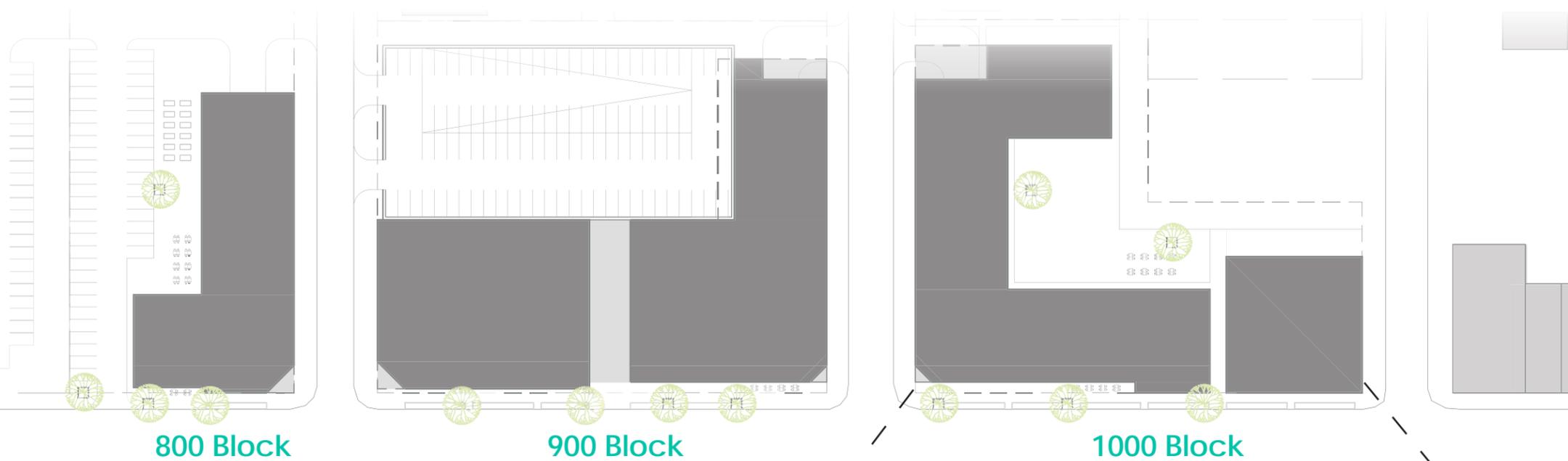
SATORI
Live · Work · Shop

Minneapolis, MN

900 Block Elevation

Pinnacle Management, LLC
Real Estate • Consulting • Investments • Management





SATORI
Live · Work · Shop

Minneapolis, MN

1000 Block Elevation

Pinnacle Management, LLC
Real Estate • Consulting • Investments • Management





SATORI

Live · Work · Shop

Minneapolis, MN

Perspective from
Hawthorne Crossings

Pinnacle Management, LLC
Real Estate • Consulting • Investments • Management





SATORI

Live · Work · Shop

Minneapolis, MN

Aerial from Northeast

Pinnacle Management, LLC
Real Estate • Consulting • Investments • Management





SATORI

Live · Work · Shop

Minneapolis, MN

Aerial from Southwest

Pinnacle Management, LLC
Real Estate • Consulting • Investments • Management





SATORI

Live · Work · Shop

Minneapolis, MN

Scheme 1: Perspective

Pinnacle Management, LLC
Real Estate • Consulting • Investments • Management

