3025 James Ave S
Minneapolis

Presented by Evan Williams of Elliot Capital Group

Project Description:

3-Story, 9-Unit residential building with on-site parking and bike storage

Project Details:

• Current Use: Single Family Home
• 2040 Built Form: Interior 3. The Interior 3 district is typically applied in parts of the city closest to downtown, in the areas in between transit routes. It is also applied adjacent to select corridors and near METRO stations, serving as a transition to lower intensity residential areas. *Built Form Guidance*: New and remodeled buildings in the Interior 3 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 3 stories.
• Property is located within the Shoreland Overlay District which limits the height to 2.5 stories. We would request a variance to increase the building height to 3 stories.
**Additional Project Details:**

- Proposing a 3-story, 9-unit residential building
- Provide on-site parking and bike storage
- Lot size: 5,908 square feet
  - 46’ x 128.55’
- Unit balconies & large windows to allow for natural light
- Attractive exterior façade with lap siding, accented with metal panels and/or fiber cement siding
- Unit concept size:
  - 6 – 1br/1ba ranging in size from 600-750sf
  - 3 – 2br/2ba appx. 1,100sf
- Architect: Jennifer Kaeding of Kaeding Architecture
- General Contractor:
  - Mission Construction, Inc., a sister company of Elliot Capital Group, based in Plymouth, MN
- Timeline:
  - September 2021 start date
  - Early Spring 2022 delivery

**Exterior Design Concept:**
Property Survey:

at 3025 James Avenue South

PROPERTY DESCRIPTION
Lot 12, Block 24, CALHOUN PARK, according to the recorded plat thereof, Hennepin County, Minnesota.

Scale: 1 inch = 20 feet
Lot area = 5,908 square feet (0.14 acre)

I hereby certify that this survey was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 20th day of April, 2020

REHDER & ASSOCIATES, INC.
Gary C. Huber, Land Surveyor
Minnesota License No. 22036

Rehder and Associates, Inc.
CIVIL ENGINEERS AND LAND SURVEYORS
3440 Federal Drive • Suite 110 • Faribault, Minnesota • Phone (507) 452-8051

JOB: 204-3179.010
Aerial View:

3025 James Ave
Southeast View:
Northwest View:
Street View (South):
Questions?

Please contact me if you have any questions or comments.
Thank you!

Evan Williams, CPA
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