

REDEVELOPMENT OPPORTUNITY

1730 UNIVERSITY AVE W

SAINT PAUL, MINNESOTA 55104



FOR SALE

KW COMMERCIAL - LAKE MINNETONKA

13100 West Wayzata Boulevard
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

JEFF MEEHAN

O: (612) 991-6360

C: (612) 991-6360

jeff.meehan@kwcommercial.com

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1730 UNIVERSITY AVENUE WEST



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EXECUTIVE SUMMARY

1730 UNIVERSITY AVENUE WEST



OFFERING SUMMARY

PRICE:	\$895,000
LOT SIZE:	0.45 Acres/ 19,958 SF
ZONING:	T3- Multi-Family/Mixed Use
FRONTAGE:	184' on University Ave W
TRAFFIC COUNT:	10,342 VPD
APN:	332923420008, 332923420006, 332923420009, 332923420010, 332923420011, 332923420012

PROPERTY OVERVIEW

Redevelopment opportunity on University Ave West in Saint Paul, Minnesota.

- Located between two Metro Transit Green Line Light Rail stations
- 4 blocks from Allianz Field Stadium
- Near the University of Minnesota Campus
- No off-street parking required



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PROPERTY PHOTOS

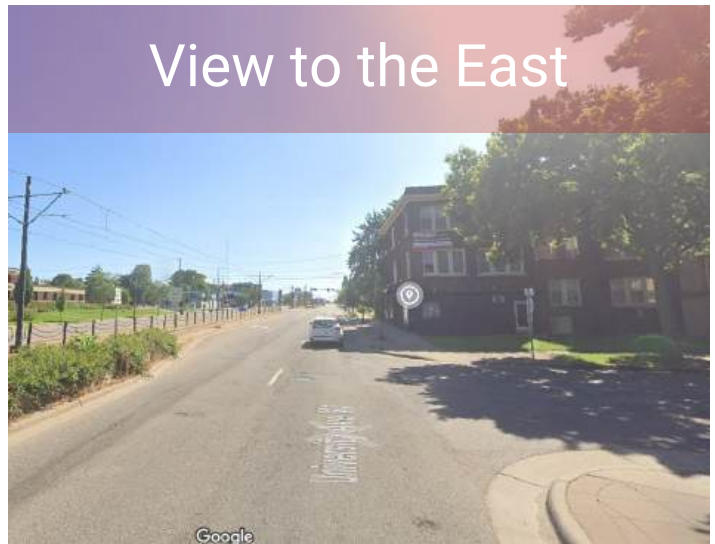
1730 UNIVERSITY AVENUE WEST



View to the West



View to the North



View to the East



View of Property- Looking South



Herschel Street- Looking South

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KEMPER & ASSOCIATES INC.
PROFESSIONAL LAND SURVEYORS

721 OLD HIGHWAY 8 N.W.
NEW BRITTON, MINNESOTA 55112
651-631-0351
FAX 651-631-8805
email: kemper@pro-mn.net
www.kemper-survey.com

ALTA SURVEY OF
471 HERSCHEL STREET & 1730-1744 UNIVERSITY AVENUE
CITY OF ST. PAUL, RAMSEY COUNTY, MINNESOTA



VIEW OF SUBJECT PROPERTY FROM UNIVERSITY AVE. W.

1" = 20'
1 INCH EQUALS 20 FEET

BASES FOR BEARINGS:
RAMSEY COUNTY
COORDINATE SYSTEM
(MAD 81, 1984)

BASES FOR ELEVATIONS:
MAD 81

(VIA REAL TIME GPS
MEASUREMENTS UTILIZING
MINNESOTA DEPARTMENT
OF TRANSPORTATION
VMS NETWORK)

CONTOUR INTERVAL=1 FOOT



VICINITY MAP
(NO SCALE)

ZONING REQUIREMENTS

ZONED T3 - TRADITIONAL NEIGHBORHOOD DISTRICT

MINIMUM LOT AREA - 3,500 SQ. FT. PER UNIT (1-FAMILY DWELLING)
- NONE (MULTIFAMILY, NONRESIDENTIAL OR MIXED USE)

MINIMUM LOT WIDTH - 30 FEET PER UNIT (1-FAMILY DWELLING)
- NONE (MULTIFAMILY, NONRESIDENTIAL OR MIXED USE)

MINIMUM HEIGHT - 25 FEET

MAXIMUM HEIGHT - 35 FEET (1-FAMILY DWELLING)
- 45 FEET (MULTIFAMILY)
- 55 FEET (NONRESIDENTIAL OR MIXED USE)

BUILDING SETBACKS:
MINIMUM FRONT - 15 FEET (1-FAMILY DWELLING)
- 10 FEET (MULTIFAMILY)
- 0 FEET (NONRESIDENTIAL OR MIXED USE)

MAXIMUM FRONT - 25 FEET (1-FAMILY DWELLING, MULTIFAMILY)
- 10 FEET (NONRESIDENTIAL OR MIXED USE)

FOR PROPERTIES FRONTING ON UNIVERSITY AVENUE BETWEEN MARION AND EMERALD STREETS A MINIMUM 4 FOOT FRONT YARD SETBACK IS REQUIRED. THE 4 FOOT SETBACK SHALL BE EITHER LANDSCAPED OR PAVED.

NO SIDE OR REAR YARDS ARE REQUIRED ALONG INTERIOR LOT LINES EXCEPT AS OTHERWISE SPECIFIED IN THE BUILDING CODE PROVIDED, HOWEVER, THAT IF WALLS OF STRUCTURES FACING SUCH INTERIOR LOT LINES CONTAIN WINDOWS OR OTHER OPENINGS, YARDS OF NOT LESS THAN 6 FEET SHALL BE PROVIDED. SIDE AND REAR YARDS OF AT LEAST 6 FEET SHALL BE REQUIRED WHEN A NONRESIDENTIAL USE ADJOINS A SIDE YARD OF A RESIDENTIAL PROPERTY.

REAR - 15 FEET (1-FAMILY DWELLING)

(AS PER CITY OF ST. PAUL ZONING CODE)

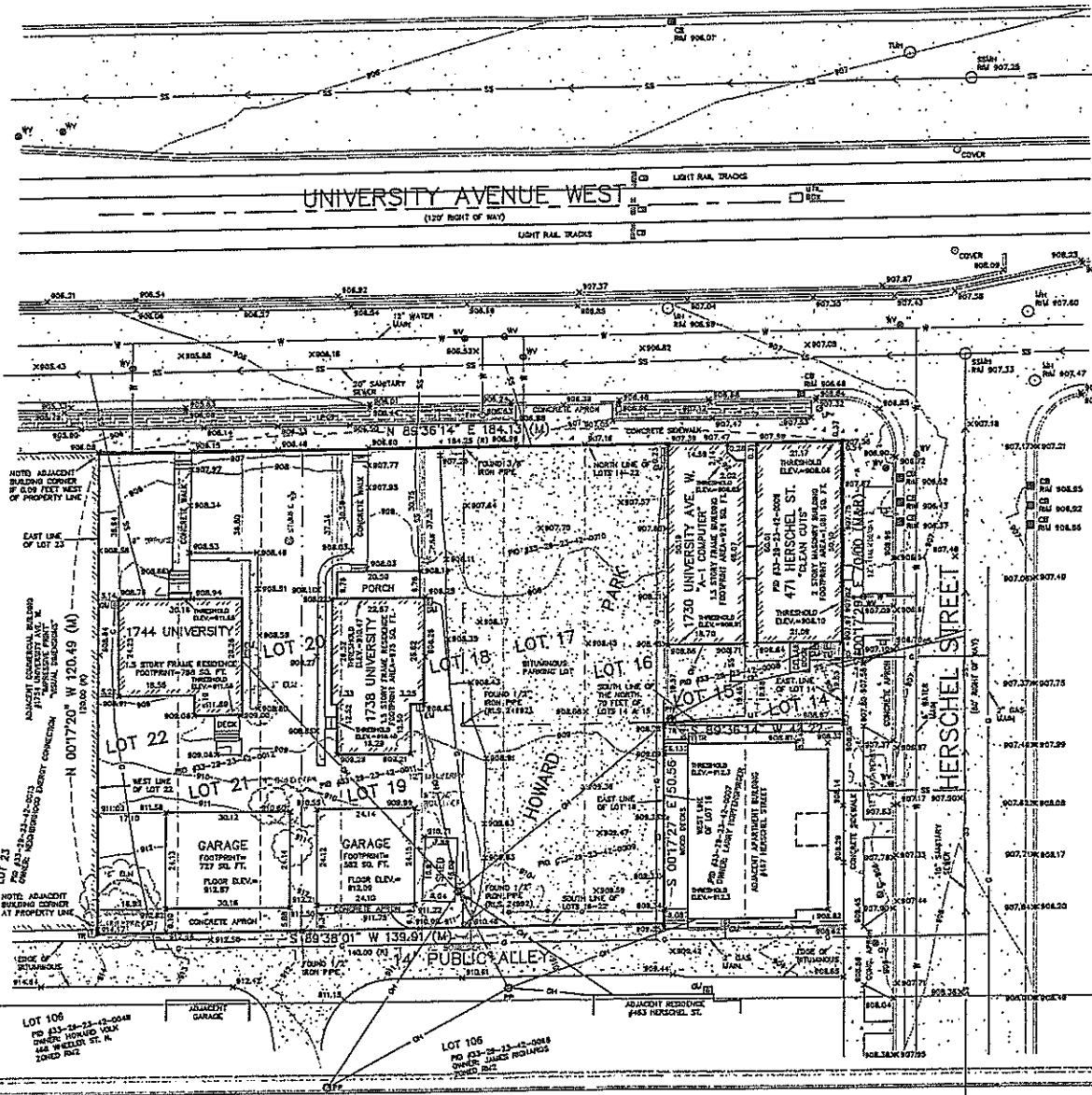
STATEMENT OF APPARENT ENCROACHMENTS

(A)

NOTES

1. THIS SURVEY WAS CONDUCTED WITH A LEICA NGS 1201 TOTAL STATION AND LEICA 1200 GPS SYSTEM.
2. ALL BUILDINGS FROM BUILDINGS TO PROPERTY LINES ARE MEASURED PERPENDICULAR OR PARALLEL TO SAID PROPERTY LINES.
3. ALL DRIVEWAY AND STREET DRIVEWAY DIMENSIONS SHOWN ARE MEASURED FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED.
4. THERE IS NO OBSERVABLE EVIDENCE OF ENCROACHMENTS OR BUREAU RECORDS ON SUBJECT PROPERTY.
5. THERE ARE NO PONDING LINES, SPONGE OR BURST BORDERS OR OR RUNNING THROUGH SUBJECT PROPERTY.
6. UTILITIES SHOWN HEREON ARE AS PER ABOVE GROUND EVIDENCE AND AVAILABLE UTILITY PLANS.
7. ACCESS IS GRANTED TO THE SUBJECT PROPERTY VIA UNIVERSITY AVE. W., HERSCHEL STREET, AND A PUBLIC ALLEY WHICH ARE DESIGNATED PUBLIC RIGHTS-OF-WAY.
8. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BOLDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
9. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE GOVERNING JURISDICTION.
10. THERE IS OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
11. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LAUNCH.

FLOODPLAIN NOTE:
SUBJECT PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREAS ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 27123C-0085 G, DATED DECEMBER 2, 2011, RAMSEY COUNTY, MINNESOTA (NON-PRINTED PANEL).



LEGAL DESCRIPTION
PERSONAL REPRESENTATIVE'S DEED
DOCUMENT NO. 3023084
The North 70 feet of Lots 16 and 15, all of Lots 16, 17, 18, 19, 20, 21 and 22, Howard Park

SUBJECT PROPERTY =
19,258 SQ. FT. OR
0.4582 ACRES

ITEMS CORRESPONDING TO SCHEDULE B
NO TITLE COMMITMENT PROVIDED AT THE TIME OF THIS SURVEY

LEGEND

- S- EXISTING CONTOUR LINE
- X-800.01 EXISTING SPOT ELEVATION
- M-01 MANHOLE
- S-01 STORM SEWER MANHOLE
- S-02 SANITARY SEWER MANHOLE
- C-01 CATCH BASIN
- P-01 POWER POLE
- L-01 LIGHT POLE
- T-01 TELEPHONE REAR
- T-02 FIRE HYDRANT
- W-01 WATER VALVE
- W-02 GAS VALVE
- T-01 TELEPHONE MANHOLE
- E-01 ELECTRIC METER
- G-01 GAS METER
- S-01 SIGN
- O-01 GUARD POST
- O-01 OVERHEAD UTILITY LINES
- S-01 SANITARY SEWER
- S-01 STORM SEWER
- W-01 WATER MAIN/SERVICE
- G-01 GAS MAIN/SERVICE
- U-01 UNDERGROUND TELEPHONE LINES
- (U) DOTTED DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
- (P) DOTTED DIMENSION AS PER PLAT OF HOWARD PARK
- (S) DOTTED SET SURVEY LOCATIONS MARKED "SCOPER 16407"

NOTE: UTILITIES SHOWN HEREON AS PER FIELD MEASUREMENTS TO ABOVE GROUND CURBLINE AND AVAILABLE UTILITY PLANS. ALL UNDERGROUND UTILITY LOCATIONS TO BE NOTIFIED THROUGH Gopher State ONE-CALL (833-84-0003) PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

SURVEYOR'S CERTIFICATE
To Royal Management, LLC:

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 7(c), 7(b)(1), 8, 9, 10, 11(b), 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on September 30, 2013.

Date:

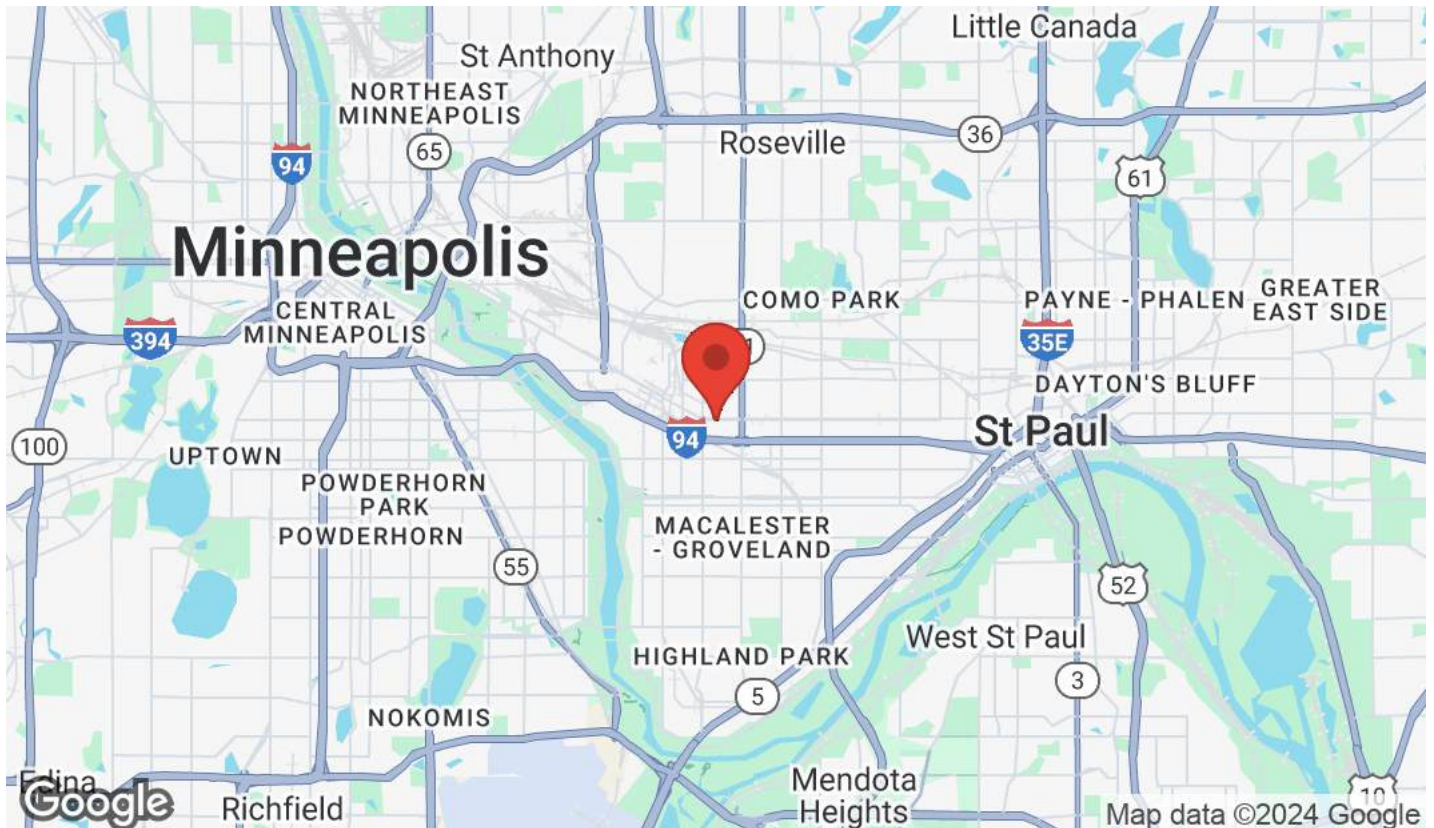
PRELIMINARY

Mark L. Kemper, Professional Land Surveyor
Minnesota Registration No. 18407
Kemper & Associates, Inc.
721 Old Highway 8 N.W.
New Brighton, Minnesota 55112
Phone 651-631-0351
Fax 651-631-8805
email: kemper@pro-mn.net

CERTIFICATE OF SURVEY

LOCATION MAPS

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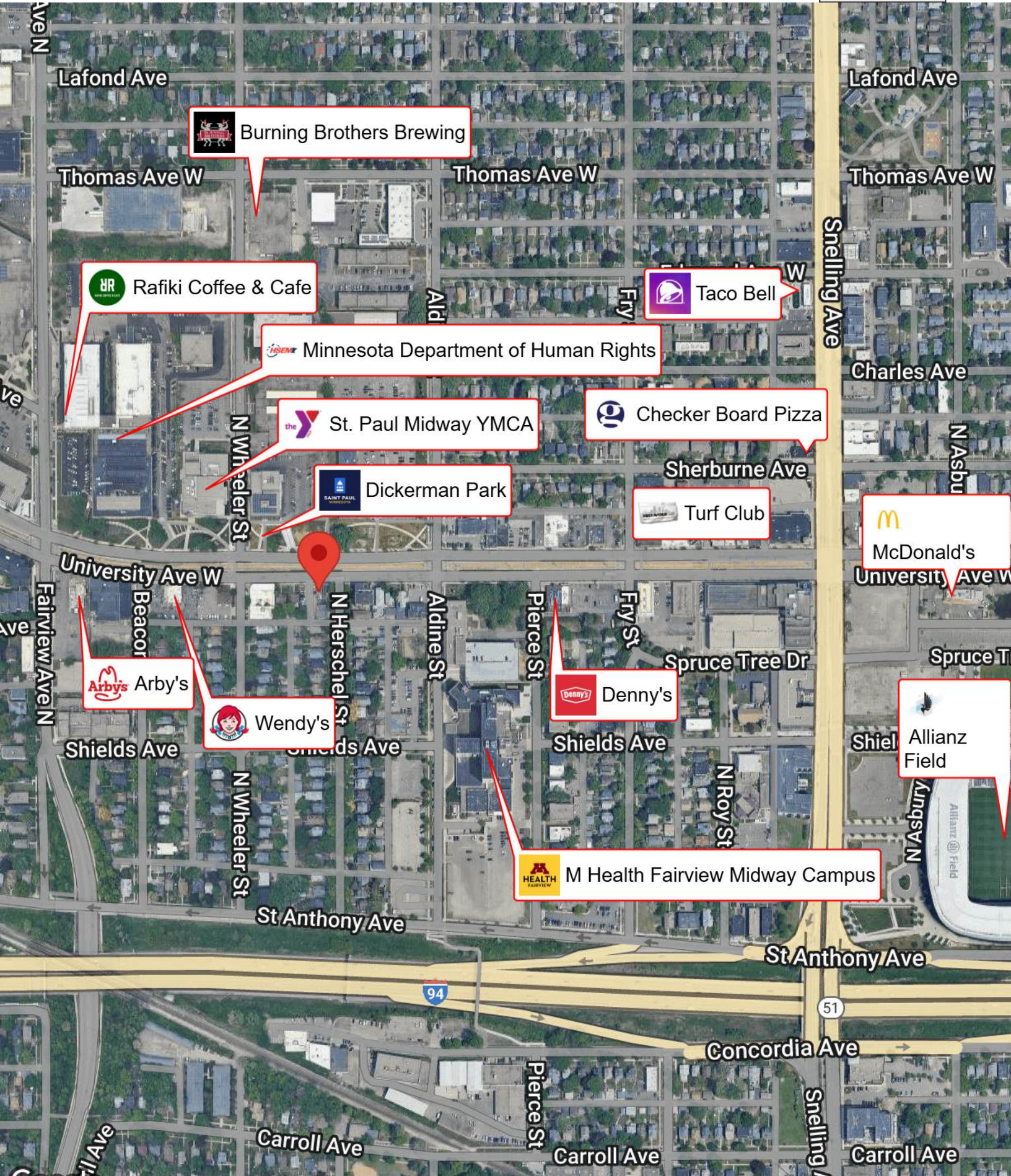
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BUSINESS MAP

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 Burning Brothers Brewing


 Rafiki Coffee & Cafe

 Minnesota Department of Human Rights

 St. Paul Midway YMCA

 Dickerman Park

 Taco Bell

 Checker Board Pizza


 Turf Club

 McDonald's

 Arby's

 Wendy's

 Denny's

 M Health Fairview Midway Campus

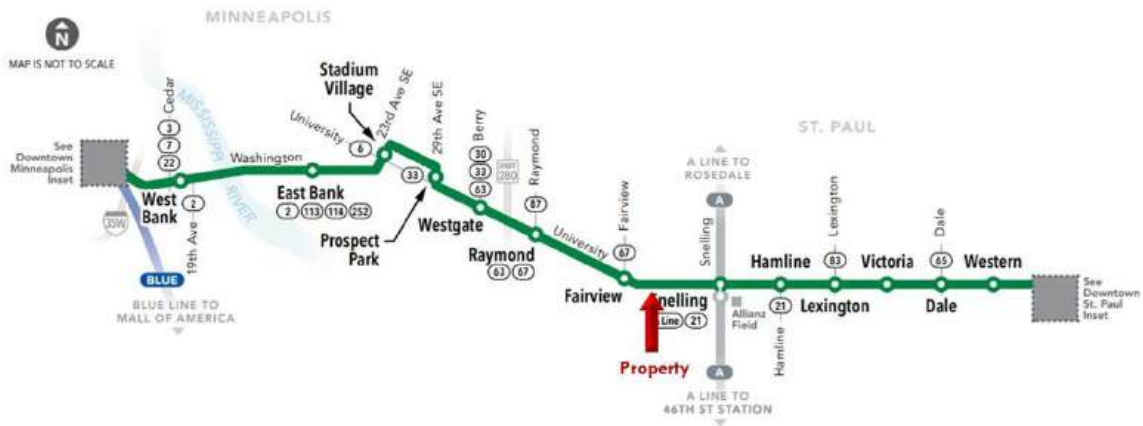
 Allianz Field

METRO TRANSIT GREEN LINE

1730 UNIVERSITY AVENUE WEST



Effective 3/18/23



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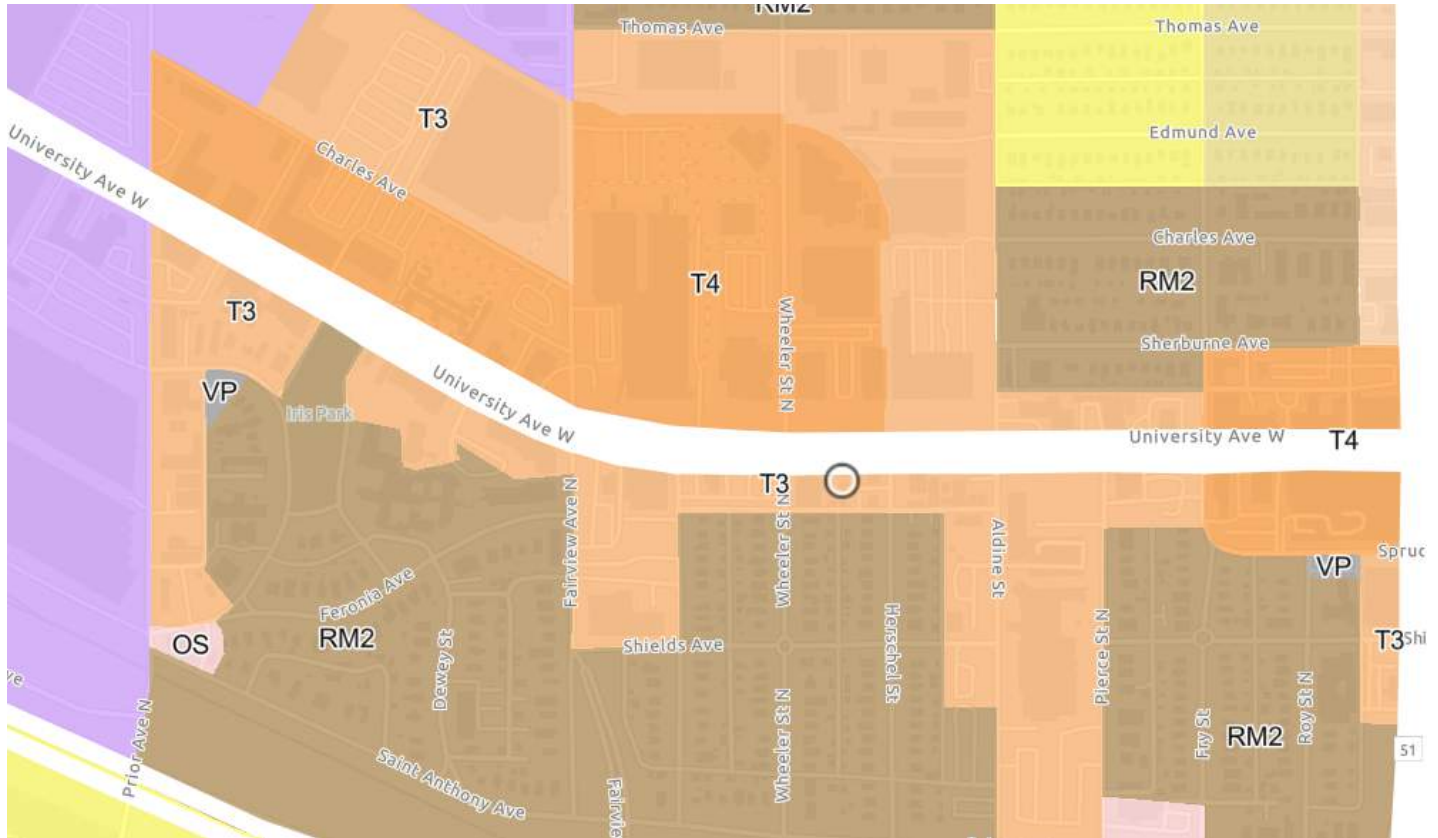


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ZONING

1730 UNIVERSITY AVENUE WEST



T3 Traditional Neighborhood District

The T3 traditional neighborhood district provides for higher-density pedestrian and transit oriented mixed-use development. It is designed for development or redevelopment of land on sites large enough to support:

- (a) A mix of uses, including residential, commercial, civic and open space uses in close proximity to one another;
- (b) A mix of housing-style, types and sizes to accommodate households of varying sizes, ages and incomes;
- (c) A system of interconnected streets and paths that offer multiple routes for motorists, pedestrians and bicyclists, and are connected to existing and future streets;
- (d) A system of open space resources and amenities; and incorporation of environmental features into the design of the neighborhood.

The T3 district is also intended for smaller sites in an existing mixed-use neighborhood center where some of the above elements already exist, or in an area identified in the comprehensive plan as a potential "urban village" site. The above elements may be found within the T3 district or adjacent to it; the intent is that all would be present within a reasonable walking distance.

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Sec. 66.321. - Traditional neighborhood district use table.

Table 66.321, traditional neighborhood district uses, lists all permitted and conditional uses in the T1—T4 traditional neighborhood districts, and notes applicable development standards and conditions.

Table 66.321. Traditional Neighborhood District Uses

Use	T1	T2	T3	T4	Definition (d) Standards (s)
Residential Uses					
<i>Dwellings</i>					
One-family dwelling	P	P	P		(d), (s)
Two-family dwelling	P	P	P		(d)
Multiple-family dwelling	P	P	P	P	(d)
Housing for the elderly	P	P	P	P	(d)
<i>Mixed Commercial—Residential Uses</i>					
Home occupation	P	P	P	P	(d), (s)
Live-work unit	P	P	P	P	(d), (s)
Mixed residential and commercial use	P	P	P	P	
<i>Congregate Living</i>					
Adult care home	P/C	P	P	P	(d), (s)
Community residential facility, licensed correctional	C	C	C	C	(d), (s)

Dormitory	P/C	P	P	P	(d), (s)
Emergency housing facility	P/C	P/C	P/C	P/C	(d), (s)
Foster home	P	P	P	P	(d)
Fraternity, sorority	P/C	P	P	P	(d), (s)
Roominghouse	C	C	C	C	(d), (s)
Shelter for battered persons	P/C	P/C	P/C	P/C	(d), (s)
Sober house	P/C	P/C	P/C	P/C	(d), (s)
Supportive housing facility	P/C	P	P	P	(d), (s)
Civic and Institutional Uses					
Club, noncommercial		P	P	P	(d)
College, university, seminary, or similar institution of higher learning	P	P	P	P	(d)
Community center	P	P	P	P	(d), (s)
Day care	P	P	P	P	(d), (s)
Homeless services facility	P/C	P/C	P/C	P/C	(d), (s)
Museum	P/C	P	P	P	(s)
Public library	P	P	P	P	
Public and private park, playground	P	P	P	P	
Religious institution	P	P	P	P	(d)

School, primary & secondary	P	P	P	P	
Trade school, arts school, dance school, etc.	P	P	P	P	
Public Services and Utilities					
Antenna, cellular telephone	P/C	P/C	P/C	P/C	(d), (s)
Municipal building or use	P	P	P	P	(s)
Solar energy generation facility, community	P/C	P/C	P/C	P/C	(d), (s)
Utility or public service building	C	C	C	C	(d), (s)
Commercial Uses					
<i>Office, Retail, and Service Uses</i>					
General office, studio	P	P	P	P	(d)
General retail		P/C	P/C	P/C	(d), (s)
Service business, general	P	P	P	P	(d)
Service business with showroom or workshop		P/C	P/C	P/C	(d), (s)
Animal boarding			P		(d), (s)
Animal day care			P	P	(d), (s)
Artist's studio	P	P	P	P	(d)
Business sales and services		P	P		(d)
Drive-through sales and services, principal and accessory		C			(s)

Dry cleaning, commercial laundry		P	P	P	(s)
Farmers market	P/C	P/C	P/C	P/C	(d), (s)
Garden center, outdoor		P	P	P	(d), (s)
Hospital		C	C	C	(d)
Mortuary, funeral home		P	P	P	
Outdoor uses, commercial		P/C	P/C	P/C	(d), (s)
Tattoo shop		P	P	P	
Tobacco products shop		P/C	P	P	(d), (s)
Veterinary clinic		P	P	P	(d), (s)
<i>Food and Beverages</i>					
Bar		P/C	P/C	P/C	(d), (s)
Brew on premises store		P	P	P	(d), (s)
Coffee shop, tea house	P/C	P/C	P/C	P/C	(d), (s)
Restaurant		P/C	P/C	P/C	(d), (s)
Restaurant, fast food		P/C	P/C	P/C	(d), (s)
<i>Commercial Recreation, Entertainment and Lodging</i>					
Bed and breakfast residence	P	P	P	P	(d)
Hotel		P	P	P	(d)
Short term rental dwelling unit	P/C	P/C	P/C	P/C	(d), (s)

Health/sports club		P	P	P	(d)
Indoor recreation		C	C	C	(d), (s)
Outdoor sports/entertainment				P	(s)
Reception hall/rental hall		C	C	C	
Theater, assembly hall		P/C	P/C	P/C	(s)
<i>Automobile Services</i>					
Auto body shop				C	(d), (s)
Auto convenience market		C	C		(d), (s)
Auto service station		C	C		(d), (s)
<i>Parking Facilities</i>					
Parking facility, commercial		C	C	C	(d), (s)
<i>Transportation</i>					
Bus or railroad passenger station			C	C	
Railroad right-of-way	C	C	C	C	(s)
<i>Limited Production and Processing</i>					
Agriculture	P/C	P/C	P/C	P/C	(d), (s)
Brewery, craft		P/C	P/C	P/C	(d), (s)
Distillery, craft		P/C	P/C	P/C	(d), (s)
Limited production and processing		P/C	P/C	P/C	(d), (s)

Mail order house		P	P	P	
Printing and publishing		P/C	P/C	P/C	(s)
Winery, craft		P/C	P/C	P/C	(d), (s)
Accessory Uses					
Accessory use		P	P	P	(d), (s)
Dwelling unit, accessory		P	P	P	(d), (s)
Micro-unit dwellings accessory to a religious institution		P	P	P	(d), (s)

P - Permitted use C - Conditional use requiring a conditional use permit

Notes to table 66.321, principal uses in traditional neighborhood districts:

(d) Definition for the use in Chapter 65, Land Use Definitions and Development Standards.

(s) Standards and conditions for the use in Chapter 65, Land Use Definitions and Development Standards.

(C.F. No. 08-640, § 4, 7-9-08; Ord No. 11-26, § 2, 3-23-11; Ord No. 11-27, § 1, 4-20-11; Ord No. 12-26, § 1, 5-23-12; Ord 13-44, § 2, 8-28-13; Ord 13-51, § 5, 11-13-13; Ord 13-57, § 3, 12-4-13; Ord 15-5, § 3, 2-5-15; Ord 16-5, § 1, 4-13-16; Ord 16-25, § 1, 8-17-16; Ord 16-13, § 5, 9-14-16; Ord 17-1, § 3, 1-25-17; Ord 17-38, § 4, 10-25-17; Ord 19-10, § 1, 6-26-19; Ord 19-72, § 2, 1-8-20; Ord 22-3, § 1, 1-19-22; Ord 21-33, § 1, 11-10-21; Ord 23-43, § 7, 10-18-23; Ord 23-57, § 3, 12-13-23)

Division 3. - 66.330. Traditional Neighborhood District Density and Dimensional Standards

Sec. 66.331. - Density and dimensional standards table.

Table 66.331, traditional neighborhood district dimensional standards, sets forth density and dimensional standards that are specific to traditional neighborhood districts. These standards are in addition to the provisions of chapter 63, regulations of general applicability. Where an existing building does not conform to the following requirements, the building may be expanded without fully meeting the requirements as long as the expansion does not increase the nonconformity.

Table 66.331. Traditional Neighborhood District Dimensional Standards

Building Type by Zoning District	Density	Lot Size Minimum (per unit)		Building Height (feet)		Yard Setbacks (feet)		
	Min.—Max. (a)	Area (sq. ft.)(a)	Width (feet)	Min.	Max.	Front Min.—Max.	Side Min.	Rear Min.
T1								
1-family dwelling	6—12 units/acre(b)	3500(b)	30	none	35(e)	15—25(i)	(k)	15
2-family/townhouse	8—20 units/acre(b)	2000(b)	20	none	35(e)	10—25(i)	(k)	15
Multifamily	10—25 units/acre(b)	1700(b)	n/a	none	35(e)	10—25(i)	(k)	(k)
Nonresidential or mixed use	0.3—1.0 FAR	n/a	n/a	none	35(e)	0—25	(k)	(k)
T2								
1-family dwelling	6—12 units/acre(b)	3500(b)	30	none	35(e)	15—25(i)	(k)	15
2-family/townhouse	8—20 units/acre(b)	2000(b)	20	none	35(e)	10—25(i)	(k)	15
Multifamily	FAR as for mixed use	n/a	n/a	none	35(e), (f)	10—25(i)	(k)	(k)

Nonresidential or mixed use	0.3—2.0 FAR with surface parking and 0.3—3.0 FAR with structured parking(c)	n/a	n/a	none	35(e), (f)	0—10(j)	(k)	(k)
T3								
1-family dwelling	8—12 units/acre(b)	3500(b)	30	25	35(e)	15—25(i)	(k)	15
2-family/townhouse	10—20 units/acre(b)	2000(b)	20	25	35(e)	10—25(i)	(k)	15
Multifamily	0.5—3.0 FAR(d)	n/a	n/a	25	45(e), (g), (l)	10—25(i)	(k)	(k)
Nonresidential or mixed use	0.5—3.0 FAR(d)	n/a	n/a	25	55(e), (g), (l)	0—10(j)	(k)	(k)
T4								
Multifamily	0.5 min. FAR(d)	n/a	n/a	25	75(e), (h)	10—25(i)	(k)	(k)
Nonresidential or mixed use	0.5 min. FAR(d)	n/a	n/a	25	75(e), (h)	0—10(j)	(k)	(k)

Min. - Minimum

Max. - Maximum

FAR - Floor Area Ratio

n/a - not applicable

Notes to table 66.331, traditional neighborhood district dimensional standards:

(a)

In calculating the area of a lot that adjoins a dedicated public alley, for the purpose of applying minimum lot area and maximum density requirements, one-half the width of such alley adjoining the lot shall be considered part of the lot. The minimum FAR applies to new buildings. The minimum FAR does not apply to the creation or reconfiguration of lots, or to removal of buildings. For a new building on a zoning lot where an existing building will remain, or where the new building and its associated parking and landscaping will cover only part of the site and leave the rest of the site open for an additional building, minimum FAR may be calculated based on the area of the site covered by the new building and its associated parking and landscaping. Public gathering areas, landscaped areas at least twenty (20) feet wide preserved for future development between the public right-of-way and parking, and land dedicated to the city as public right-of-way may be approved by the planning administrator as counting toward meeting the minimum FAR.

- (b) Units per acre is calculated based on net acreage. Density based on units per acre must be calculated for parcels of an acre or more in size. For smaller parcels, the maximum number of units may be calculated based upon minimum lot size per unit.

In calculating the area of a lot for the purpose of applying lot area and density requirements, the lot area figure may be increased by six hundred (600) square feet for each parking space (up to one (1) parking space per unit) within a multiple-family structure or a structured parking facility. The maximum number of units possible on a lot using this lot area bonus can be calculated using the formula: Maximum units allowed = Lot Area ÷ (minimum lot area per unit - 600).

- (c) Floor area ratio (FAR) shall be prorated upon the percentage of parking that is provided as structured parking. A minimum FAR of 0.5 is required in light rail station areas. Thirty (30) percent of the floor area of structured parking within, above, or below the principal structure may be counted toward meeting the minimum FAR.
- (d) 1.0-3.0 FAR in light rail station areas for lots more than twenty-five thousand (25,000) square feet in area, with no maximum FAR in T4. The floor area of structured parking above or below space used for principal uses, up to an amount equal to the floor area of the principal uses, may be counted toward meeting the minimum FAR. For lots more than twenty-five thousand (25,000) square feet partly in a light rail station area, minimum FAR shall be prorated upon the percentage of the lot in a light rail station area.
- (e) Except in the river corridor overlay district, height of structures may exceed the maximum if set back from side and rear setback lines a distance equal to additional height. Structures shall be no more than twenty-five (25) feet high along side and rear property lines abutting RL-RT2 residential districts; structures may exceed this twenty-five (25) foot height limit if stepped back from side and rear property lines a distance equal to the additional height.
- (f) A maximum height of forty-five (45) feet may be permitted with a conditional use permit.
- (g)

Except in the river corridor overlay district and within light rail station areas between Lexington Parkway and Marion Street, a maximum height of ninety (90) feet may be permitted with a conditional use permit. Structures shall be stepped back one (1) foot from all setback lines for every two and one-half (2½) feet of height over seventy-five (75) feet. A shadow study may be required for a conditional use permit application to help determine the impact of the additional height.

- (h) Additional height may be permitted with a conditional use permit. Structures shall be stepped back one (1) foot from all setback lines for every two and one-half (2½) feet of height over seventy-five (75) feet. A shadow study may be required for a conditional use permit application to help determine the impact of the additional height.
- (i) Where at least fifty (50) percent of the front footage of any block is built up with principal residential buildings and the front yard setbacks of existing buildings with front yards that adjoin the front yard of the lot are all greater or all less than the district standard setback requirement, the minimum front yard setback for new buildings shall be the same as the adjoining front yard setback that is closest to the district standard setback requirement, except where only one existing front yard adjoins the front yard of the lot the minimum front yard setback for new buildings shall be the midpoint between the district standard setback requirement and the adjoining front yard setback. The property owner is responsible for reporting the relevant adjacent existing front setback to the zoning administrator on a registered land survey. The minimum front yard setback shall not exceed the maximum front yard setback requirement. Sixty (60) percent of the front facade must fall within the maximum setback. For local heritage preservation sites, the standard may be modified to comply with the preservation program and design review guidelines.
- (j) For properties fronting on University Avenue between Marion and Emerald Streets a minimum four (4) foot front yard setback is required. The four (4) foot setback shall be either landscaped or paved. If paved (preferred), the property owner may provide a permanent easement to the City to provide additional sidewalk space. An additional six (6) feet may be added to provide an outdoor activity zone, pedestrian seating or amenities, resulting in a building setback of ten (10) feet. For local heritage preservation sites, the standard may be modified to comply with the preservation program and design review guidelines.
- (k) No side or rear yards are required along the interior lot lines except as otherwise specified in the building code; provided, that if walls of structures facing such interior lot lines contain windows or other openings, yards of not less than six (6) feet shall be provided. Side and rear yards of at least six (6) feet shall be required when a nonresidential use adjoins a side yard of a residential property. These setback requirements from interior lot lines shall be waived when an easement agreement is recorded as to the affected properties. Proof of such recorded easement shall be provided at the time of application for a building permit. The recording of the easement agreement shall be interpreted to mean that the following intents

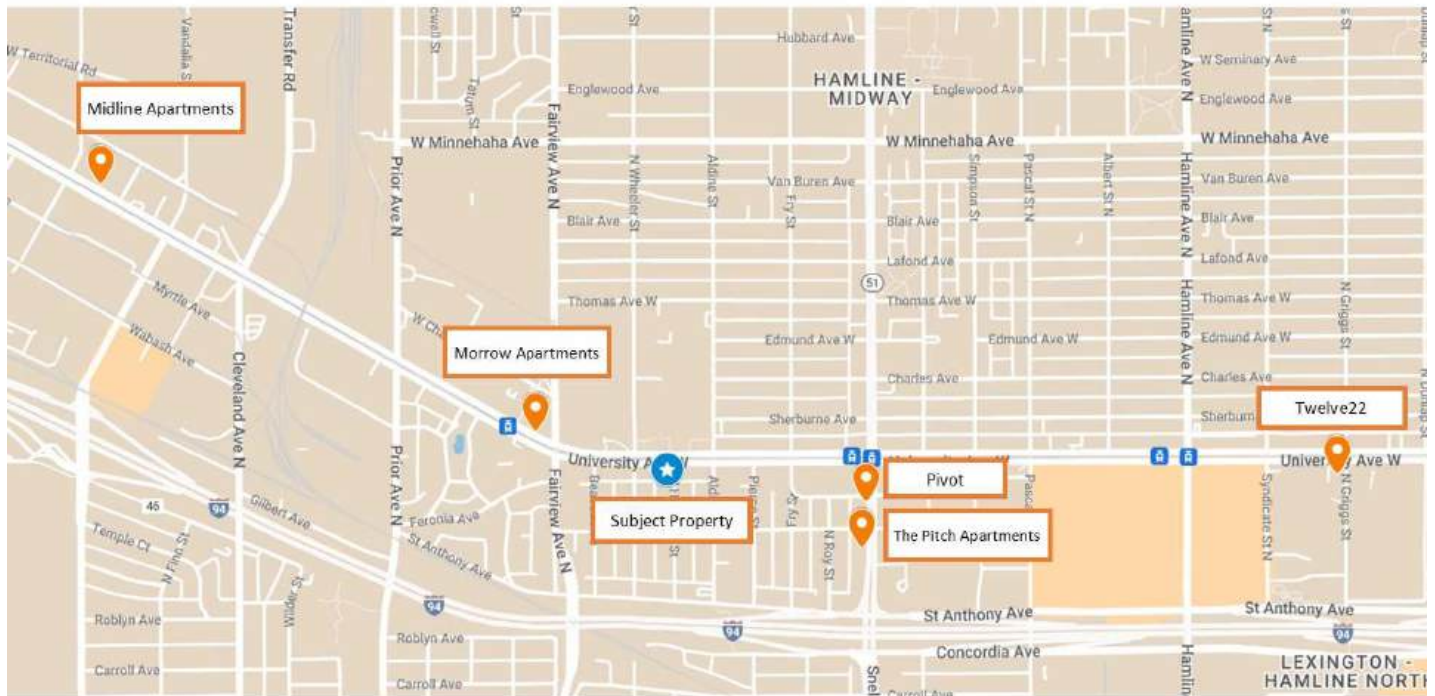
and purposes of these setback requirements are met: adequate supply of light and air to adjacent property; sufficient space for maintenance of the building from the same lot; and prevention of damage to adjoining property by fire or runoff from roofs. The setback shall be a minimum of thirteen (13) feet from the centerline of an adjoining alley.

- (l) For the T3M Upper Landing area bounded by Chestnut Street, Spring Street, Smith Avenue and the Mississippi River, a maximum height of sixty-five (65) feet may be permitted without a conditional use permit, and a maximum height of one hundred (100) feet may be permitted with a conditional use permit, provided that such developments, to the extent reasonably possible, follow the design guidelines of the "Sustainable Decisions Guide for City Facilities" or other sustainable development guidelines. For the T3M Victoria Park area generally bounded by W. 7th Street, Otto Avenue, Shepard Road and Montreal Way, a maximum height of seventy-five (75) feet may be permitted with a conditional use permit. For the T3M West Side Flats area generally bounded by Wabasha Street, Plato Boulevard, Robert Street, and the Mississippi River, the maximum permitted building heights shall be as shown on Figure 5.4 of the *West Side Flats Master Plan and Development Guidelines* adopted by the city council on June 10, 2015; for the parcels on the northeast and northwest corners of Robert Street and Plato Boulevard, a maximum height of seventy-five (75) feet may be permitted without a conditional use permit, and a maximum height of ninety (90) feet may be permitted with a conditional use permit. A shadow study and/or view analysis shall accompany the conditional use permit application to help determine the impact of the additional height.

(Ord. No. 11-27, § 1, 4-20-11; Ord 14-12, § 2, 6-4-14; Ord 15-5, § 3, 2-5-15; Ord 15-20, § 2, 6-10-15; Ord. 21-27, § 1, 8-18-21; Ord 22-1, § 3, 1-19-22)

RECENTLY BUILT APARTMENTS IN THE AREA

1730 UNIVERSITY AVENUE WEST



Midline Apartments
2227 University Ave
Built in 2022
154 Units
\$1,218-\$2,265/month

The Pitch Apartments
427 Snelling Ave
Built in 2021
160 Units
\$1,046-\$1,877/month

Morrow Apartments
1835 University Ave
Built in 2021
243 Units
\$999-\$2,095/month

Twelve22
1222 University Ave
Built in 2024
55 Units
\$1,175-\$1,624/month

Pivot
455 Snelling Ave
Built in 2020
137 Units
\$996-\$3,280/month

KW COMMERCIAL - LAKE MINNETONKA
13100 West Wayzata Boulevard
Minnetonka, MN 55305

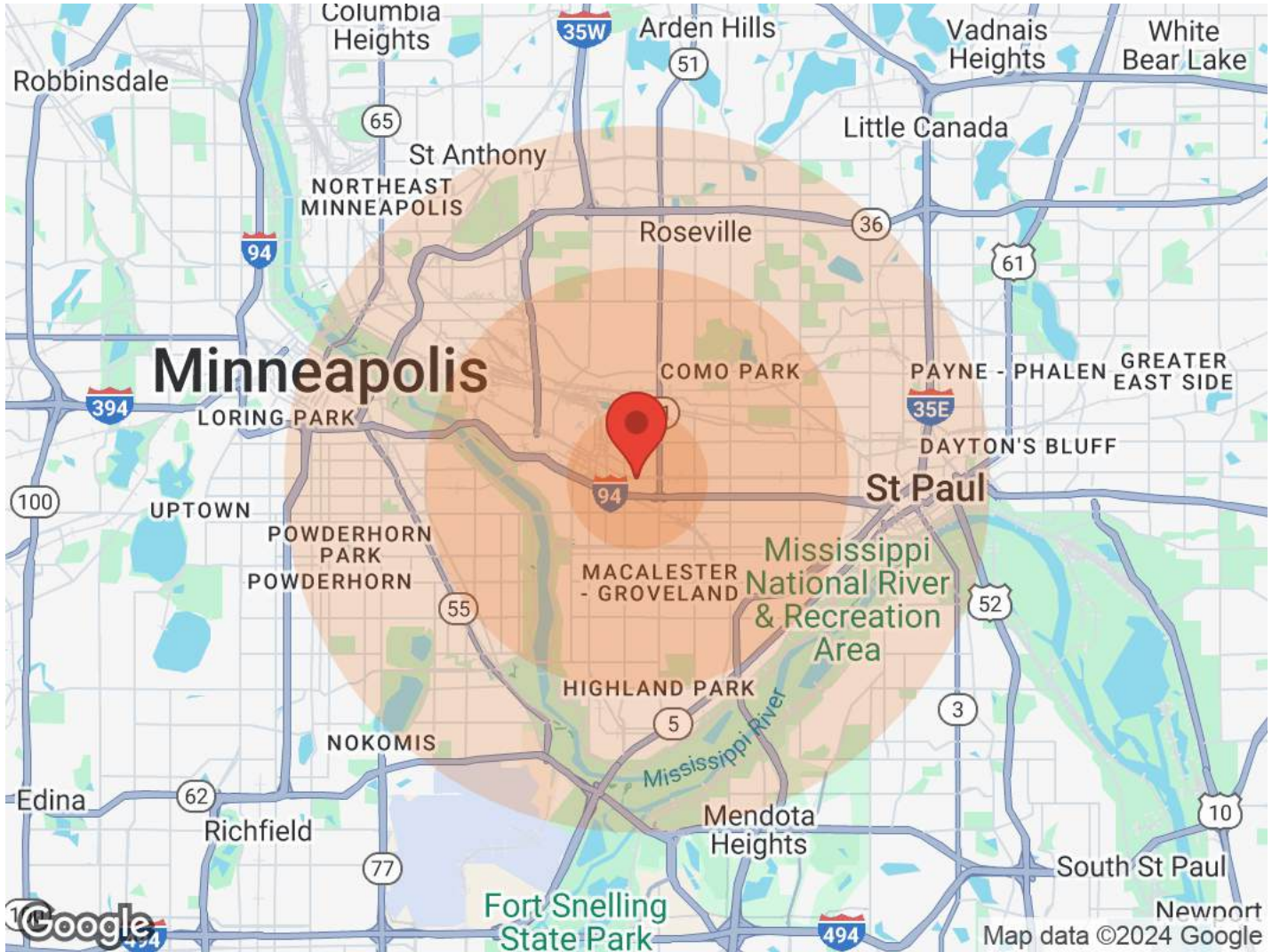


Each Office Independently Owned and Operated

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DEMOGRAPHICS

1730 UNIVERSITY AVENUE WEST



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	10,231	79,848	205,976	Median	\$48,105	\$54,300	\$48,887
Female	11,117	86,442	215,866	< \$15,000	1,993	10,498	31,474
Total Population	21,348	166,290	421,842	\$15,000-\$24,999	1,141	7,036	20,546
				\$25,000-\$34,999	1,017	7,475	18,489
				\$35,000-\$49,999	1,184	8,951	23,460
				\$50,000-\$74,999	1,664	12,248	30,570
				\$75,000-\$99,999	815	7,717	18,292
				\$100,000-\$149,999	682	7,963	17,749
				\$150,000-\$199,999	394	3,402	6,378
				> \$200,000	244	3,316	6,183
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	3,742	29,654	80,584	Total Units	9,738	74,504	188,992
Ages 15-24	2,023	18,138	46,735	Occupied	9,131	69,953	174,695
Ages 25-54	10,534	76,716	190,972	Owner Occupied	3,815	38,877	86,864
Ages 55-64	2,506	20,086	47,267	Renter Occupied	5,316	31,076	87,831
Ages 65+	2,543	21,696	56,284	Vacant	607	4,551	14,297
Race	1 Mile	3 Miles	5 Miles				
White	16,728	128,439	288,904				
Black	3,171	19,158	62,150				
Am In/AK Nat	44	559	3,901				
Hawaiian	N/A	N/A	8				
Hispanic	1,009	7,695	45,563				
Multi-Racial	1,990	14,702	73,484				

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