

# THE PARKWAY NEIGHBORHOOD - DAYTON, MN

09/13/2024



## UNIT MIX - GROSS AREA

Name	Count	Unit Gross Area		%
		Main Floor	Total Area	
<b>0 BR (Studio)</b>				
Unit S1	8	639 ft <sup>2</sup>	5,112 ft <sup>2</sup>	4%
Unit S2	12	668 ft <sup>2</sup>	8,012 ft <sup>2</sup>	7%
	20		13,125 ft <sup>2</sup>	11%
<b>1BR</b>				
Unit A1	5	687 ft <sup>2</sup>	3,434 ft <sup>2</sup>	3%
Unit A2	4	886 ft <sup>2</sup>	3,543 ft <sup>2</sup>	2%
Unit A3	45	820 ft <sup>2</sup>	36,916 ft <sup>2</sup>	25%
Unit A4	4	750 ft <sup>2</sup>	3,001 ft <sup>2</sup>	2%
Unit A5	4	735 ft <sup>2</sup>	2,941 ft <sup>2</sup>	2%
Unit A6	5	878 ft <sup>2</sup>	4,388 ft <sup>2</sup>	3%
	67		54,224 ft <sup>2</sup>	37%
<b>1BR +D</b>				
Unit B1	20	906 ft <sup>2</sup>	18,126 ft <sup>2</sup>	11%
Unit B2	4	925 ft <sup>2</sup>	3,701 ft <sup>2</sup>	2%
	24		21,827 ft <sup>2</sup>	13%
<b>2BR</b>				
Unit C1	7	1,107 ft <sup>2</sup>	7,746 ft <sup>2</sup>	4%
Unit C3	8	1,098 ft <sup>2</sup>	8,788 ft <sup>2</sup>	4%
Unit C4	3	1,308 ft <sup>2</sup>	3,924 ft <sup>2</sup>	2%
Unit C5	4	1,321 ft <sup>2</sup>	5,285 ft <sup>2</sup>	2%
Unit C6	3	1,168 ft <sup>2</sup>	3,505 ft <sup>2</sup>	2%
Unit C7	16	1,204 ft <sup>2</sup>	19,262 ft <sup>2</sup>	9%
Unit C8	3	1,160 ft <sup>2</sup>	3,480 ft <sup>2</sup>	2%
Unit C9	7	1,245 ft <sup>2</sup>	8,714 ft <sup>2</sup>	4%
	51		60,704 ft <sup>2</sup>	28%
<b>3BR</b>				
Unit D1	12	1,372 ft <sup>2</sup>	16,462 ft <sup>2</sup>	7%
Unit D2	3	1,384 ft <sup>2</sup>	4,151 ft <sup>2</sup>	2%
Unit D5	3	1,371 ft <sup>2</sup>	4,114 ft <sup>2</sup>	2%
	18		24,726 ft <sup>2</sup>	10%
Grand total	180		174,606 ft <sup>2</sup>	100%

## GROSS AREA - TOTAL

Level	Area
Level 4	51,799 ft <sup>2</sup>
Level 3	51,713 ft <sup>2</sup>
Level 2	51,713 ft <sup>2</sup>
Level 1	51,912 ft <sup>2</sup>
Level -1	65,736 ft <sup>2</sup>
Grand total	272,873 ft <sup>2</sup>

## PARKING

Level	Type	Count
Level -1	GARAGE	180
Level 1	SURFACE	165

345



SITE LOCATION MAP

The Property is 63.66+/- acres of Undeveloped land (the "Property"). We have identified 6 Lots within the Property. This set of drawings is for Lot 1 only, which is a 6.81 +/- acre lot situated along I-94 and is comprised of 180 apartments.

The 6 Lots of the Property are as follows:

Lot #	Acres	Description*	180 units
Lot 1	6.81	High-Density Apartments	TBD
Lot A	4.46	Commercial / Retail	TBD
Lot B	9.76	High-Density Apartments / Public Space	TBD
Lot C	10.99	Medium-Density Apartments	TBD
Lot D	20.19	Medium-Density Apartments / Wetlands	TBD
Lot E	11.45	Wetland Conservation	
Total	63.66+/-		

(\*this table is the best currently known information, it is iterative and subject to change)

COVER



OVERALL SITE

THE PARKWAY NEIGHBORHOOD - DAYTON, MN

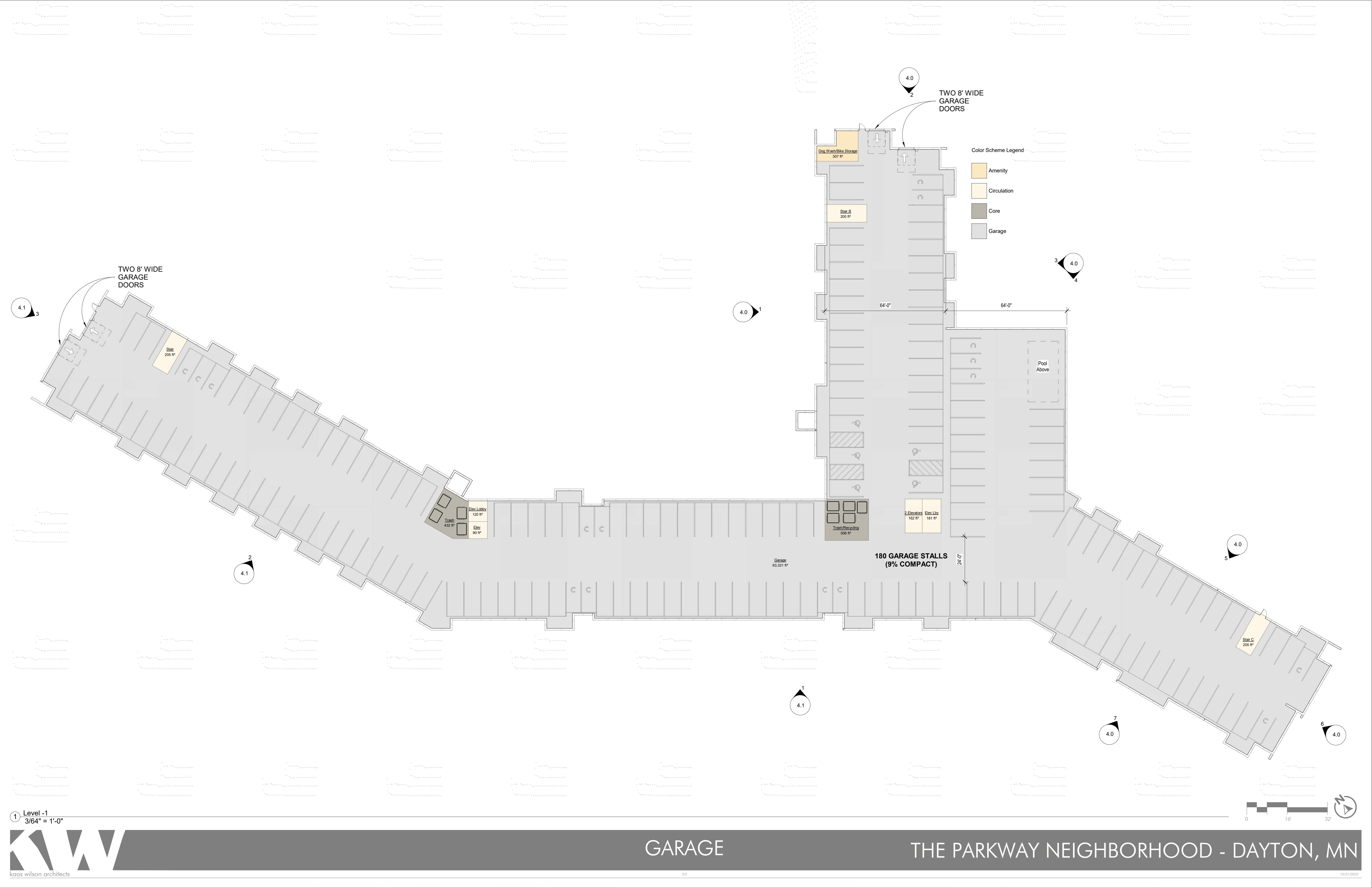


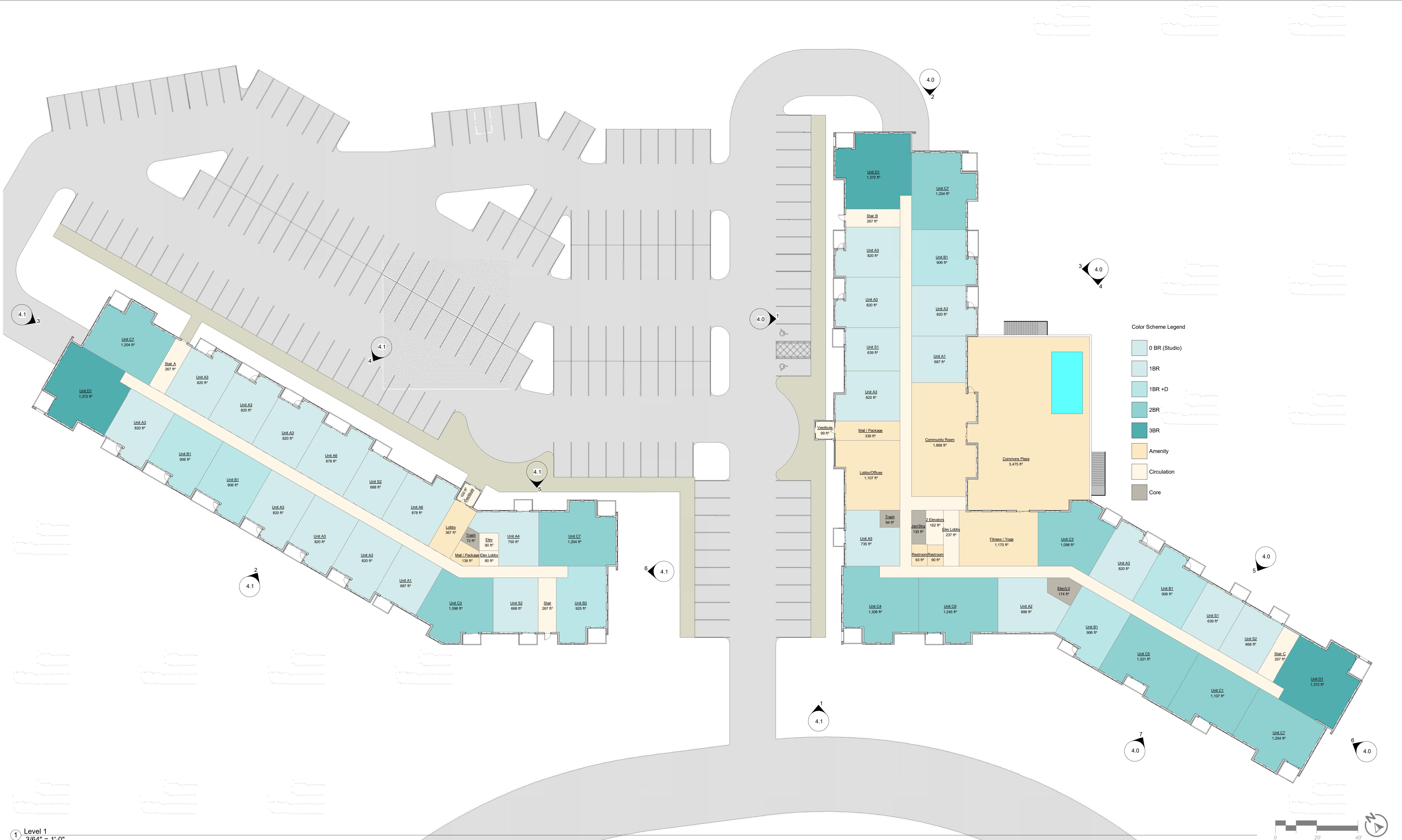




- 1** Rush Creek Boulevard (2.47 acres)
- 2** Gas / Convenience Store (2.54 acres)
- 3** Regional Trail (1.14 acres)
- 4** High Density Residential (6.38 acres)
- 5** Existing Wetlands to Remain (16.16 acres)
- 6** Parkway Apartments (6.05 acres)
- 7** Future Medium Density (7.81 acres)
- 8** Clubhouse / Pool Area (1.05 acres)
- 9** Floodplain Mitigation Area/Park Land (18.92 acres)
- 10** Stormwater Filtration for Phase I Development (1.85 acres)
- 11** Natural Area Surrounding Wetlands (2.92 acres)

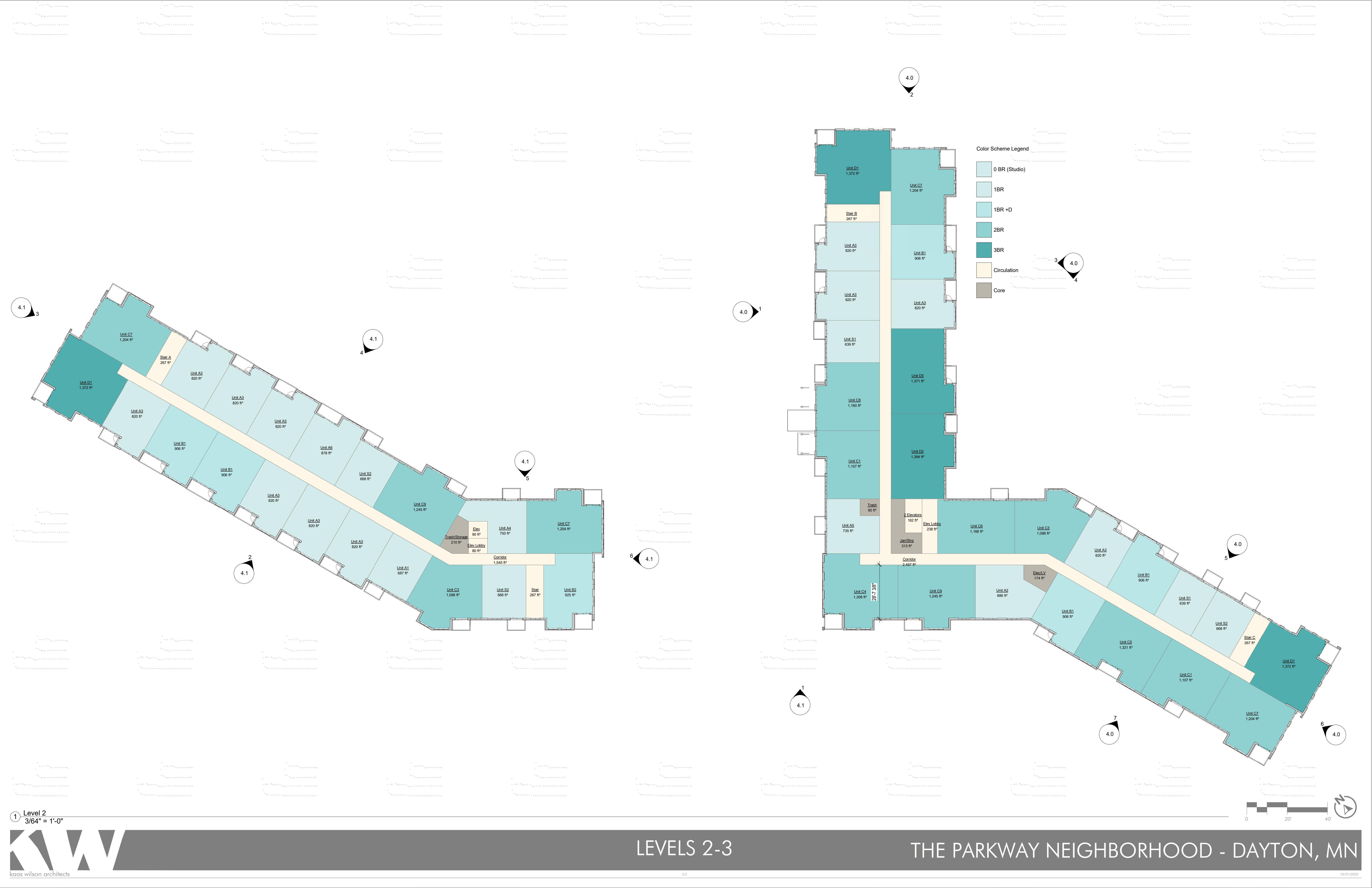
SD Site Plan\_180 Unit\_Neighborhood Context  
1" = 100'-0"

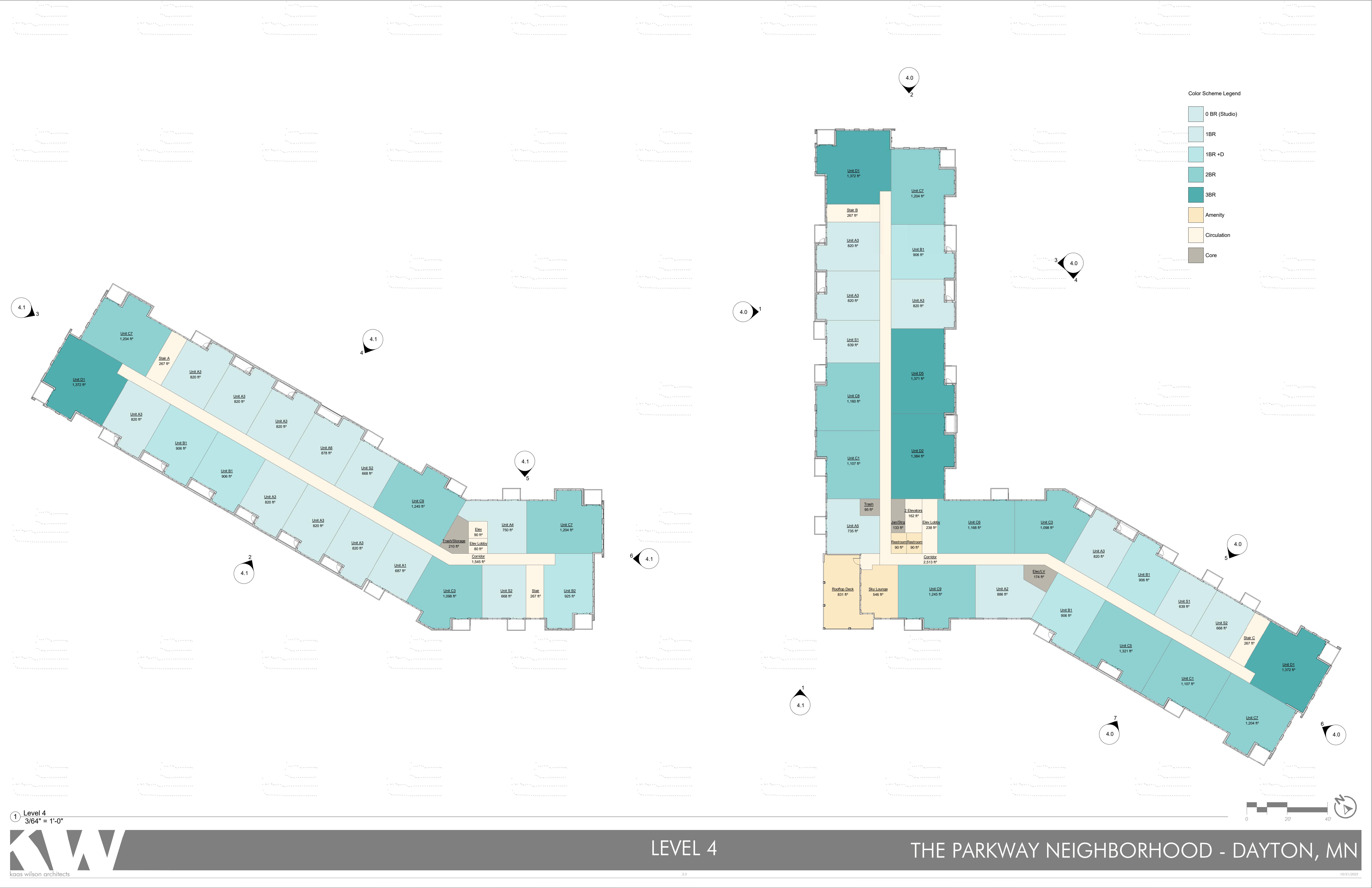




## LEVEL 1

# THE PARKWAY NEIGHBORHOOD - DAYTON, MN







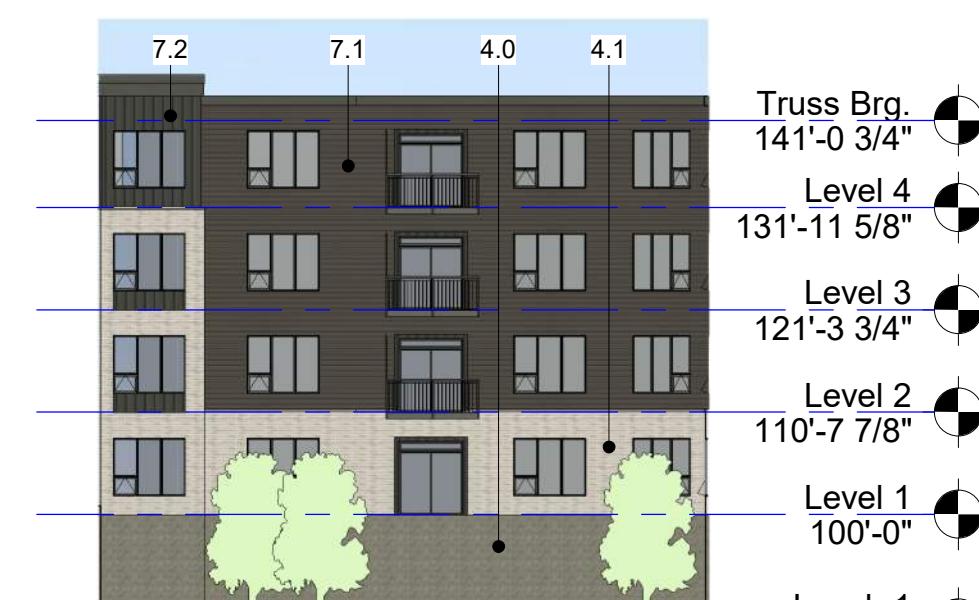
① Elevation 1  
1" = 20'-0"



② Elevation 2  
1" = 20'-0"



③ Elevation 3  
1" = 20'-0"



④ Elevation 4  
1" = 20'-0"



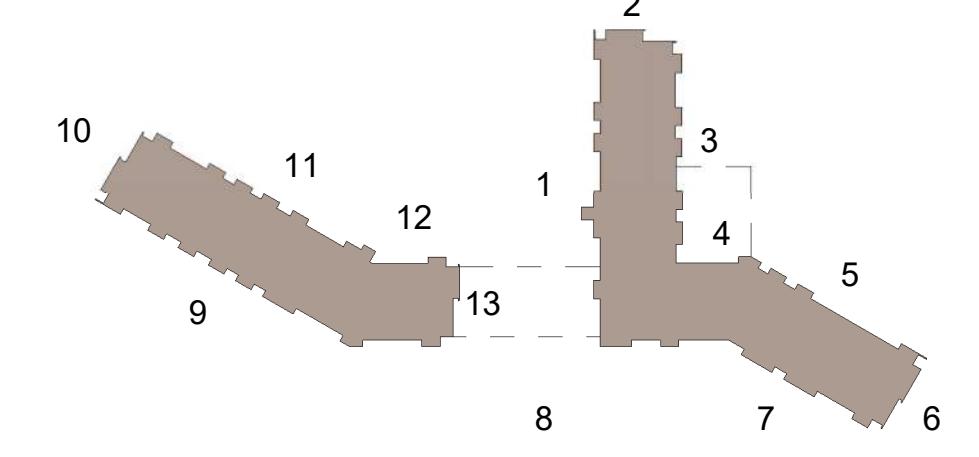
⑤ Elevation 5  
1" = 20'-0"



⑥ Elevation 6  
1" = 20'-0"



⑦ Elevation 7  
1" = 20'-0"



#### TYPICAL MATERIAL PERCENTAGES (derived from Main Entry Façade - Elevation 1)

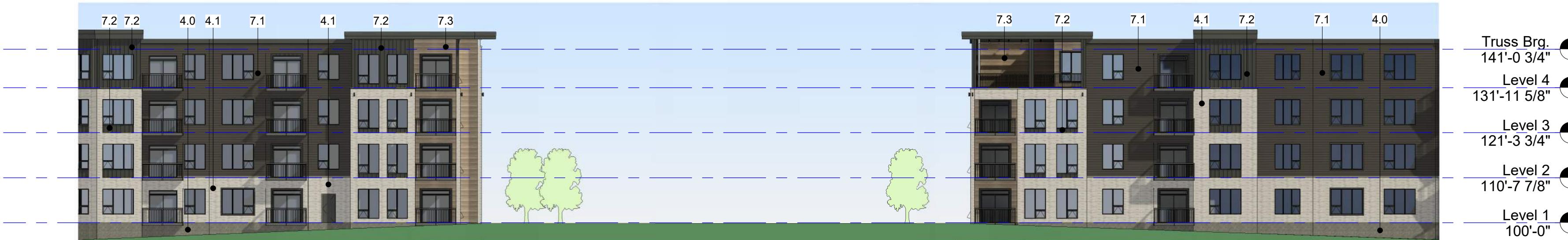
**\*\*Major materials must cover at least 60% of the exterior\*\* - 74%**

#### MAJOR EXTERIOR MATERIALS

BRICK - 3,774 FT<sup>2</sup> or 33.6%  
GLASS - 3,704 FT<sup>2</sup> or 33% (\*A minimum of 30% window coverage on each front that faces a street\*)  
FIBER CEMENT VERTICAL PANEL - 834 FT<sup>2</sup> or 7.4%

\*See 1001.065 General Mixed Use Districts Subd. 5, (8) Building Design Requirements

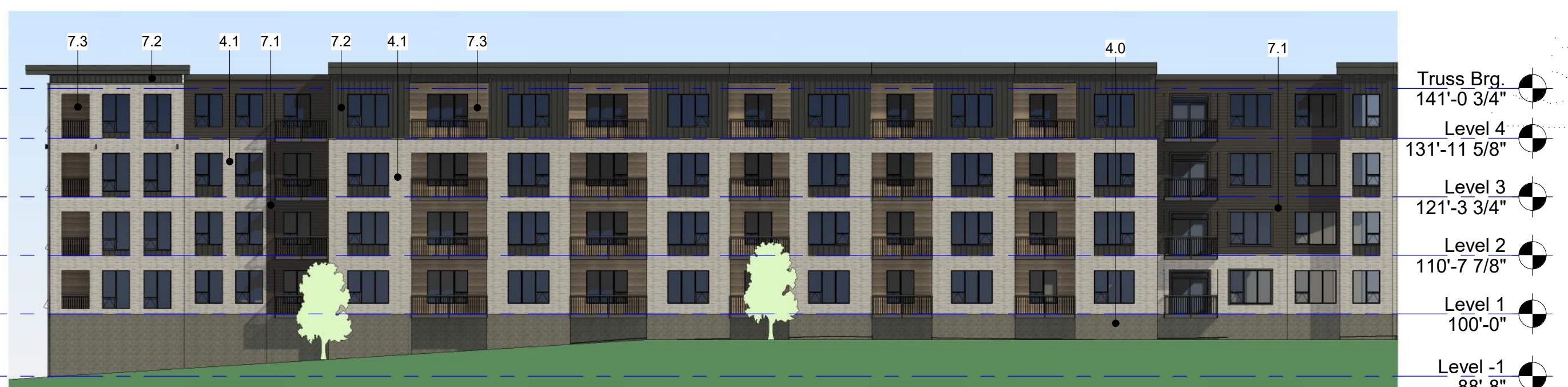
FIBER CEMENT HORIZONTAL LAP - WOODTONE - 953 FT<sup>2</sup> or 8.4%  
FIBER CEMENT HORIZONTAL LAP - CHARCOAL - 1,972 FT<sup>2</sup> or 17.6%



## EXTERIOR MATERIALS

Material Mark	Description
4.0	Rock Face CMU Block
4.1	Brick Veneer - Light
5.0	Aluminum Balcony
7.1	Cement Fiber Board - Lap Siding (Charcoal)
7.2	Board and Batten Vertical Siding (Charcoal)
7.3	Wood-Tone Lap Siding

① Elevation 8  
1" = 20'-0"



② Elevation 9  
1" = 20'-0"



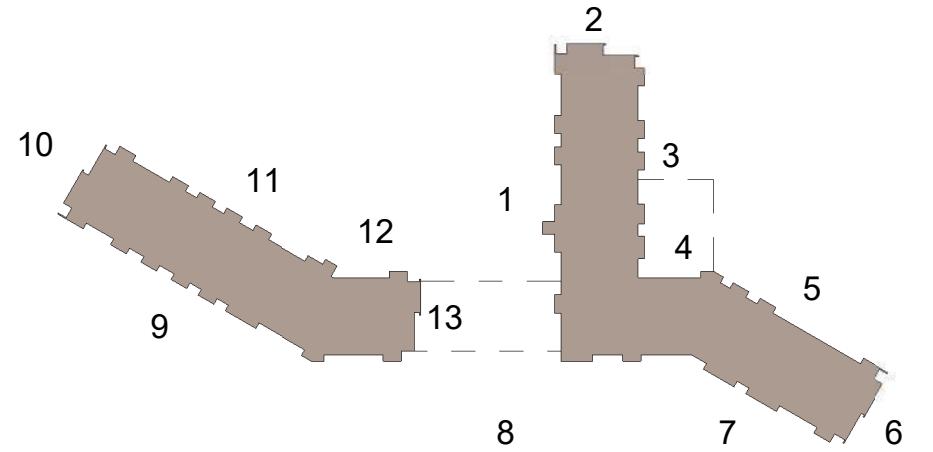
③ Elevation 10  
1" = 20'-0"



④ Elevation 11  
1" = 20'-0"



⑤ Elevation 12  
1" = 20'-0"



⑥ Elevation 13  
1" = 20'-0"



1. VIEW FROM NE (AT HIGHWAY)



3. VIEW FROM SW (NEIGHBORHOOD SIDE)



4. VIEW FROM NORTH (FRONT ENTRY)



2. NIGHTTIME VIEW FROM EAST



RENDERING KEY PLAN



5. OVERALL VIEW FROM NW

## EXTERIOR RENDERINGS

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