**THE ARMORY**

**RESILIENT MINNEAPOLIS BY DESIGN**

**PHASE I: ESTABLISHING PLACE** 5, 15, 30, 45, 60 SF

**PHASE II: LEVERAGING VALUE** 50, 60, 70 SF

**PHASE III: CAPTURING DEMAND** 50, 60, 70 SF

**LUNCH**

**Subterranean Parking Above-Ground Circulation Park Surface Benefits Vertically Integrated Commerce**

**12pm 7pm 2am**

**R3**

**1155**

**Grocery**

**STREET STRATEGIES**

Buildings and outlying neighborhood parks rudimentarily connect to the greater open space network that includes the Skyway Network.

**Nodes of Attraction**

Existing Open Space, Loring Park, and St. Anthony Falls that fills the existing urban void with an iconic design. This strategy encourages the Downtown workforce to shift their daily commute.

**Proposed Private Parking Ramp**

**Mississippi River**

**Daily Commute**

Downtown 2013

**Vikings Stadium**

**Proposed Trees**

**Proposed Open Space (Private)**

**Existing Buildings**

**THE ARMORY SERVES A DIVERSE POPULATION**

- Cai
- Dave + Michael
- Elijah
- Jason + Wendy
- Bruce + Sara
- Don + Ashley
- Amoon
- Mia

- Live at hospital
- work at hospital
- Retires at the airport
- Takes LRT to work at the airport
- Prefers LRT to dealing with traffic
- Takes LRT to work
- Takes LRT to work at hospital
- Uses Portland Ave. as internship at Star
- Takes LRT to visit granddaughter
- Takes LRT to work
- Takes LRT to work at hospital
- Takes LRT to work
- Takes LRT to visit granddaughter
- Takes LRT to work
- Takes LRT to work at hospital

**THE ARMORY GREEN SURFACE**

- Site Value
- Balance
- Net Worth
- Assets
- Liabilities
- Unleveraged IRR

- Senior Rental
- Affordable Rental
- Market Rate Rental/Retail
- Office
- High End Apts/Retail
- Retail
- Office/Retail

**Site Valuation**

- 81,884 SF
- 0.9 AC
- 38,749 SF

**SUMMERFEST PERFORMANCE BY THE MINNESOTA ORCHESTRA AT ARMORY GREEN**

**THE ARMORY - A PROMINENT COMPONENT OF DOWNTOWN MINNEAPOLIS**

**THE ARMORY SERVES A DIVERSE POPULATION**

**CONSOLIDATE PARKING**

- Bike Share location
- Skyway connections
- Vertical access points from parking to park surface

**ESTABLISH GREEN NETWORK**

- Vertical access points from parking to park surface
- Bike Share
- Pedestrian Circulation

**PUBLIC - PRIVATE PARTNERSHIP**

- Daily Commute
- Monthly Savings
- 600,000,000
- 900,000,000
- 1,200,000,000

**DILEMMA: LACK OF PLACE/URBAN VOID**

- Site Value
- Balance
- Net Worth
- Assets
- Liabilities

**PROGRAM ZONES**

- Landform Slope
- Center Plaza
- Great Lawn

**WINTER SPORTS**

- Sledding
- Passive + Performance Seating

**MARCH 2023**

**PARKS & PLAZAS**

- Center Plaza
- Great Lawn

**SITE VALUATION**

- 81,884 SF
- 0.9 AC
- 38,749 SF

**SUMMERFEST PERFORMANCE BY THE MINNESOTA ORCHESTRA AT ARMORY GREEN**

**PARK AVENUE**

- Portland Avenue Flats
- Portland South Apartments
- 7th St. Flats
- Portland + Wash. Apartments
- Residences at the "A"
- Washington Ave. Apartments
- Thrivent Financial
- Portland Corner Store
- Park Ave. Flats

**BUILDING TYPE FEATURES**

- Adjacent to Portland Ave.
- Proximity to Guthrie Theater
- Ground Floor Retail
- Plaza + Portland Ave.
- Office/Retail
- High End Apts/Retail
- Market Rate Rental/Retail
- Affordable Rental
- Senior Rental

**Unleveraged IRR**

- Before Taxes 11.83%
- After Taxes 31.24%

**FACILITIES**

- bike share location
- Skyway connections
- vertical access points from parking to park surface

**TOP LEVELS OF ARMORY PLAZA**

- 5th Ave.
- 6th St.
- 7th St.
- Portland Ave.

**FACILITIES**

- Bike Share
- Pedestrian Circulation

**THE ARMORY GREEN SURFACE**

- Site Value
- Balance
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**Unleveraged IRR**

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