

CEDAR ISLES DEAN NEIGHBORHOOD ASSOCIATION (CIDNA)
BOARD OF DIRECTORS
RESOLUTION NOT TO OPPOSE
THE MATHWIG DEVELOPMENT PROJECT (Calhoun Condos)
MARCH 1, 2005

WHEREAS Mathwig Development has proposed a real estate development in CIDNA on the site of the existing Warco/Variant buildings.

WHEREAS the developers have made representations about the project to CIDNA, which include, but are not limited to, the following features and characteristics:

1. The project will have approximately 105 units (84 one-bedroom, and 16 two-bedroom).
2. The residential floors including the parapet will be no higher than 56 feet above the average existing ground level except that the public and private stairwells, roof terrace trellises, and “bridge” structure, which connects the two buildings, will be no more than 60 feet above the approximate existing ground level.
3. The project will contain at least 128 parking spaces for residents, and at least 27 parking spaces for visitors to residents.
4. There will be no separate charge to owners for at least one garage stall per unit, and visitors using visitor parking spaces will not be charged a parking fee.
5. No central air conditioning units or condensers will be located outside of buildings.
6. No emergency generators will be installed without prior approval and consideration by CIDNA.
7. Residential units will be heated/cooled by “magic packs”.
8. Building materials for the façade will include stone (approximately 20%), brick (approximately 40%), and glass and pre-finished metal (approximately 40%).
9. Conceptual plans and elevations have been presented as attached.
10. Off-street parking will be provided for construction employees during construction of the project.
11. A detailed landscaping plan has been presented as attached.
12. No variance from Minneapolis city ordinance will be requested for the project. A conditional use permit will be sought only to exceed the 36-foot height limit in the Shoreland Overlay District.

NOW THEREFORE BE IT RESOLVED that CIDNA does not oppose the Mathwig Development project as presented to CIDNA subject to the following conditions:

1. The project conforms to verbal and written representations made to CIDNA by the developer, and the developer agrees in writing to the representations and conditions set forth herein.
2. The developer agrees that changes to the project must be approved by CIDNA.
3. A plan for mitigation of noise from the garage exhaust fans is presented and is acceptable to CIDNA.

NOW THEREFORE BE IT FURTHER RESOLVED that CIDNA commends Mathwig Development for working in good faith with CIDNA to improve the project for the neighborhood.

Chad Larsen, CIDNA President

Steven Gove, CIDNA Secretary

Thomas Buck, CIDNA Land Use and
Development Committee Co-Chair

Robert Corrick, CIDNA Land Use and
Development Committee Co-Chair

The developer agrees to the representations and conditions set forth herein. We agree to submit any project changes to CIDNA for approval.

Troy Mathwig
Mathwig Development

Date

Its _____

SITE PLAN STUDY

02.01.05



SCALE 1:50



Site Section
Site Plan

PROJECT SUMMARY

100 Condo Units
166 Parking Spaces

NORTH

SCALE 1:50

CALHOUN CONDOS - MATHWIG DEVELOPMENT

BOARMAN KROOS VOGEL GROUP

SITE PLAN
STUDY

02.01.05



WEST ELEVATION

Exterior
Elevation

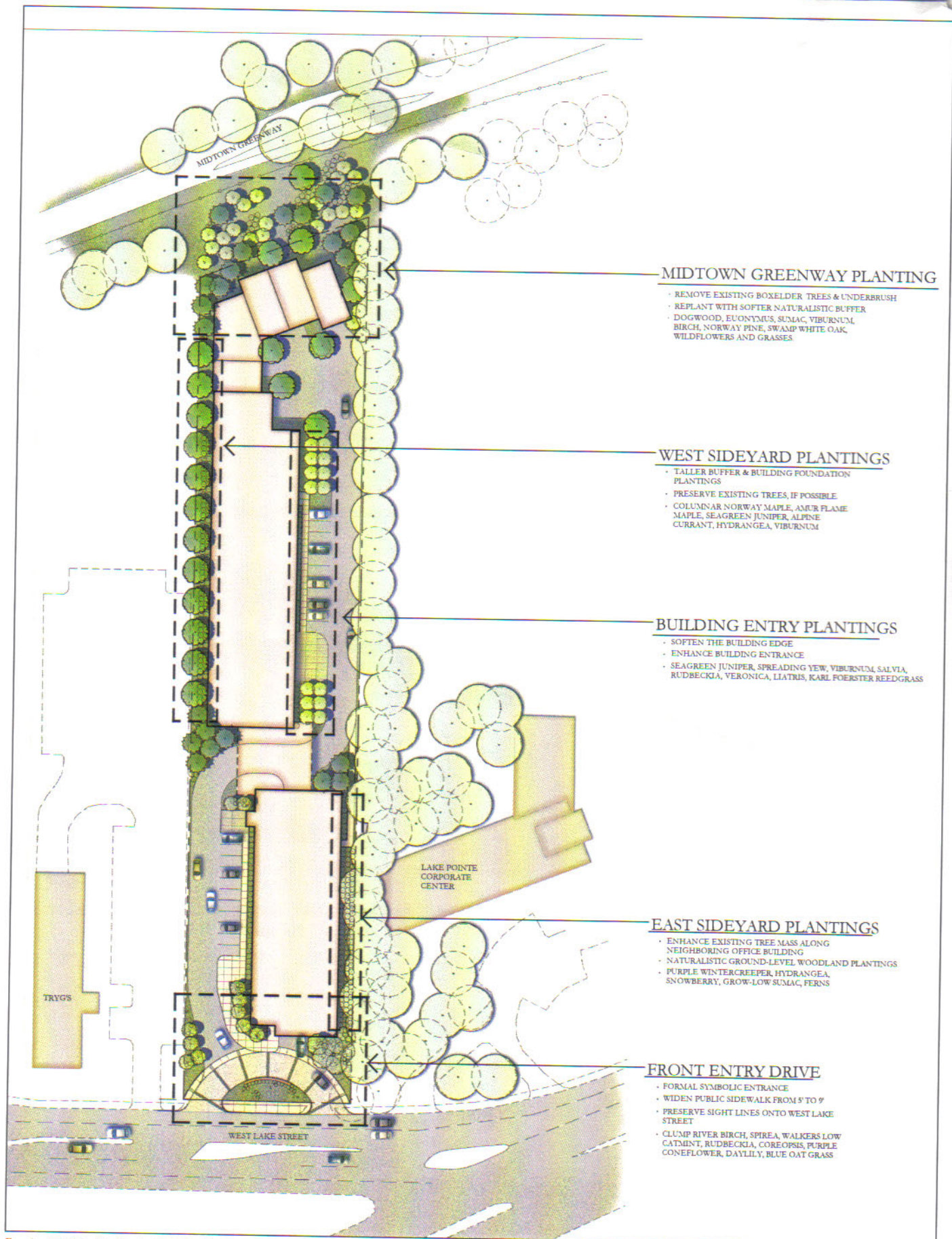
Perspective
Sketch



VIEW FROM GREENWAY

CALHOUN CONDOS - MATHWIG DEVELOPMENT

BOARMAN KROOS VOGEL GROUP



MIDTOWN GREENWAY PLANTING

- REMOVE EXISTING BOXELDER TREES & UNDERBRUSH
- REPLANT WITH SOFTER NATURALISTIC BUFFER
- DOGWOOD, EUONYMUS, SUMAC, VIBURNUM, BIRCH, NORWAY PINE, SWAMP WHITE OAK, WILDFLOWERS AND GRASSES

WEST SIDEYARD PLANTINGS

- TALLER BUFFER & BUILDING FOUNDATION PLANTINGS
- PRESERVE EXISTING TREES, IF POSSIBLE
- COLUMNAR NORWAY MAPLE, AMUR PLAME MAPLE, SEAGREEN JUNIPER, ALPINE CURRANT, HYDRANGEA, VIBURNUM

BUILDING ENTRY PLANTINGS

- SOFTEN THE BUILDING EDGE
- ENHANCE BUILDING ENTRANCE
- SEAGREEN JUNIPER, SPREADING YEW, VIBURNUM, SALVIA, RUDBECKIA, VERONICA, LIATRIS, KARL FOERSTER REEDGRASS

EAST SIDEYARD PLANTINGS

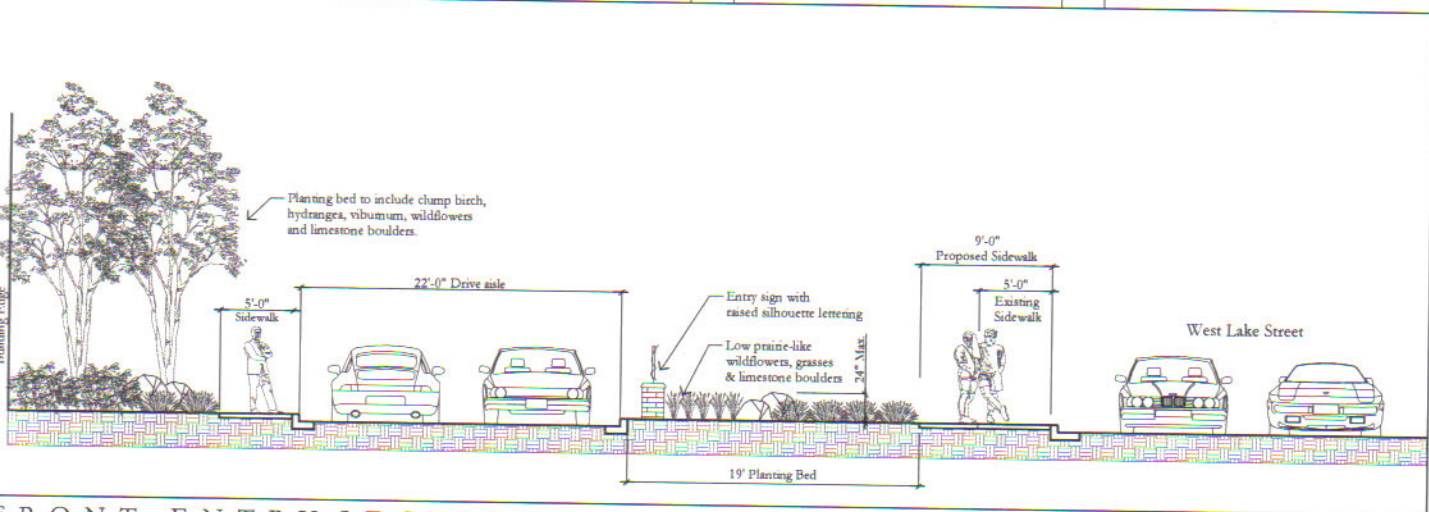
- ENHANCE EXISTING TREE MASS ALONG NEIGHBORING OFFICE BUILDING
- NATURALISTIC GROUND-LEVEL WOODLAND PLANTINGS
- PURPLE WINTERCREEPER, HYDRANGEA, SNOWBERRY, GROW-LOW SUMAC, FERNS

FRONT ENTRY DRIVE

- FORMAL SYMBOLIC ENTRANCE
- WIDEN PUBLIC SIDEWALK FROM 5' TO 9'
- PRESERVE SIGHT LINES ONTO WEST LAKE STREET
- CLUMP RIVER BIRCH, SPIREA, WALKERS LOW CATMINT, RUDBECKIA, COREOPSIS, PURPLE CONEFLOWER, DAYLILY, BLUE OAT GRASS

LANDSCAPE PLAN

SCALE 1" = 40'



FRONT ENTRY SECTION

SCALE 1" = 5'

ATHWIG DEVELOPMENT

MARCH 01, 2005