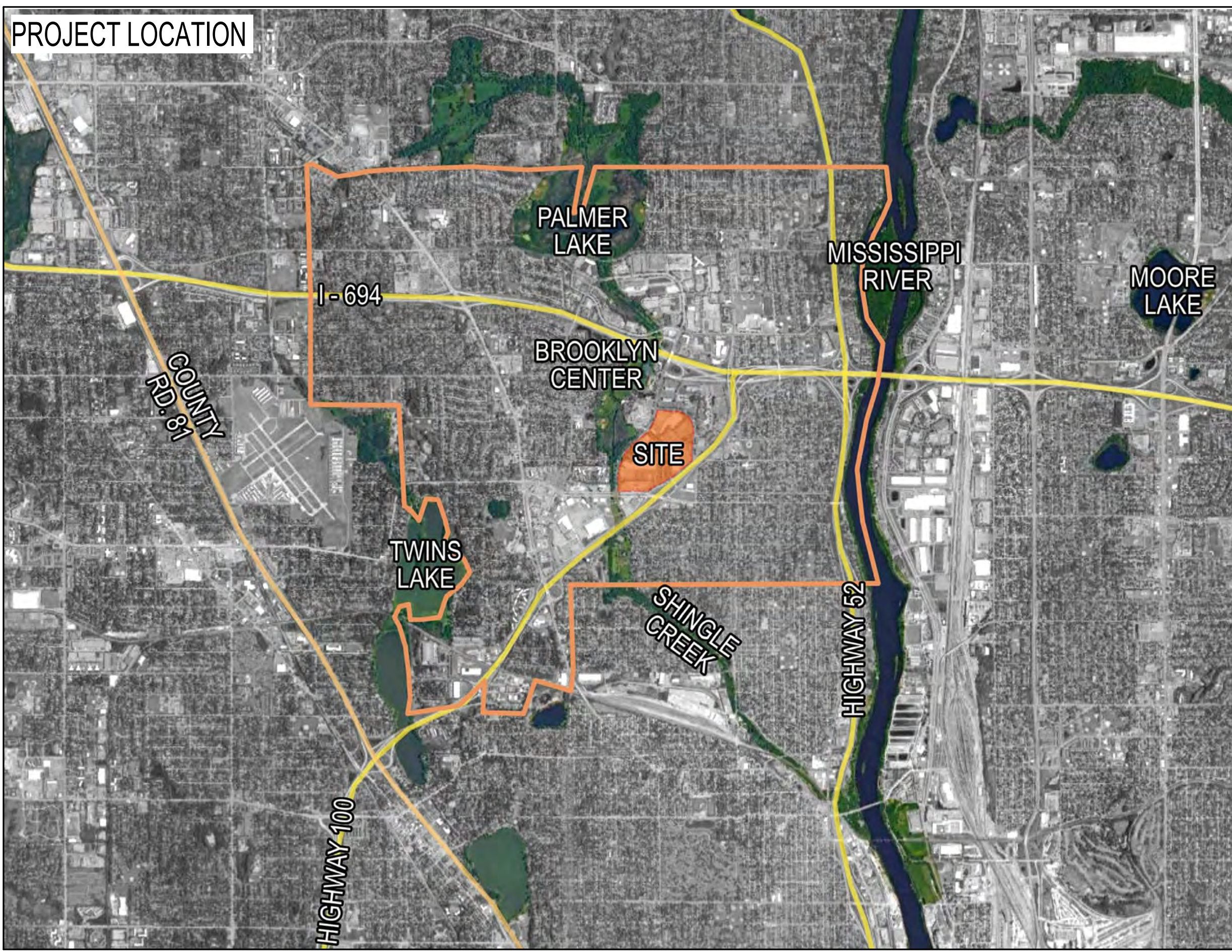


BROOKLYN CENTER OPPORTUNITY SITE PUD SUBMITTAL

BROOKLYN CENTER

ALATUS LLC, RESURRECTING FAITH WORLD MINISTRIES, PROJECT FOR PRIDE IN LIVING



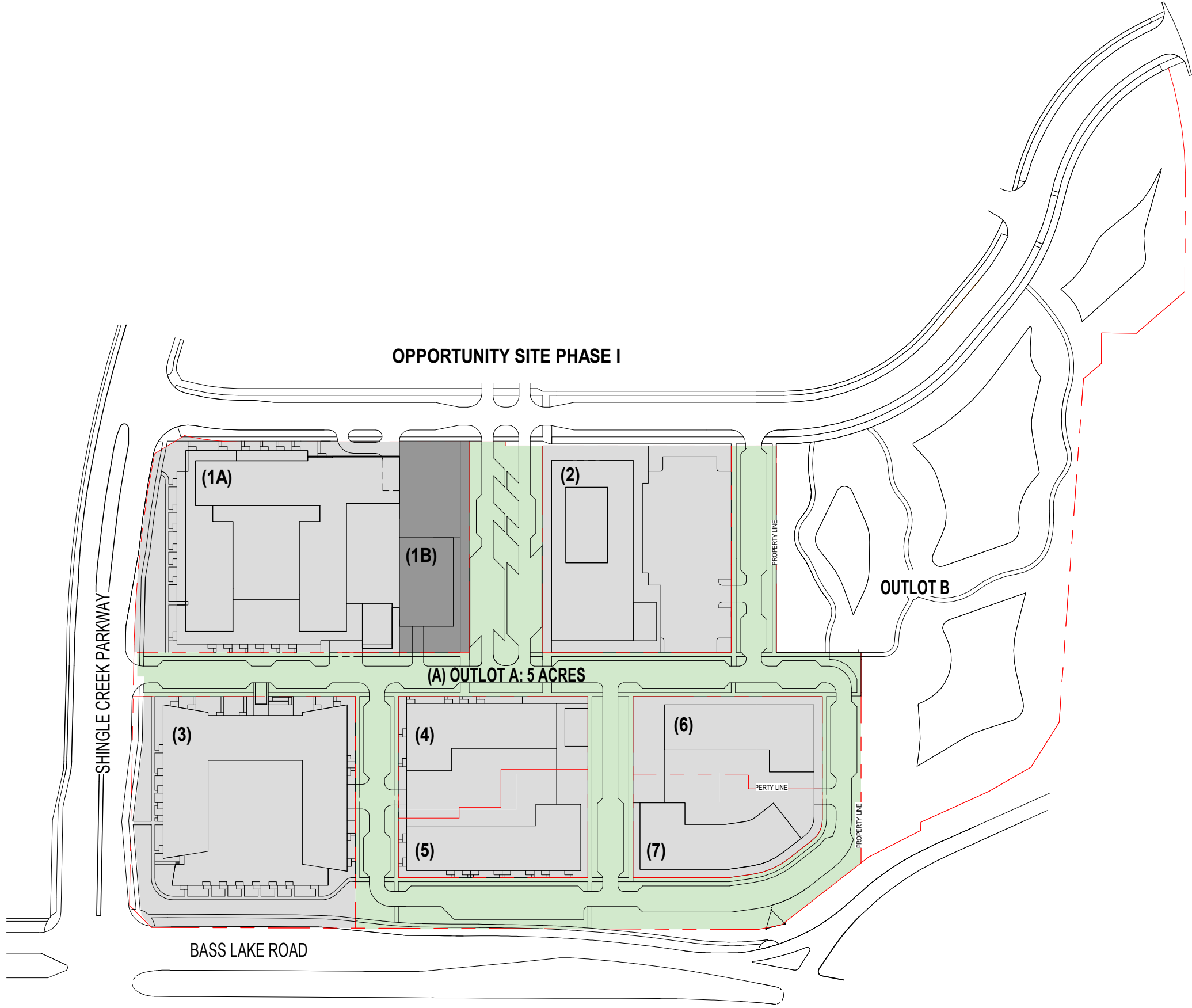
SHEET INDEX		
Discipline	Sheet Number	Sheet Name
00 - GENERAL	G000	COVER SHEET
00 - GENERAL	G001	OPPORTUNITY SITE - PARKING EXHIBIT LEVEL 1
00 - GENERAL	G002	OPPORTUNITY SITE - PARKING EXHIBIT UPPER LEVELS
00 - GENERAL	G003	OPPORTUNITY SITE - COMMUNITY BENEFIT PLAN
00 - GENERAL	G004	OPPORTUNITY SITE - PHASING EXHIBIT
00 - GENERAL	G005	OPPORTUNITY SITE - SIGNAGE LOCATIONS
00 - GENERAL	G006	OPPORTUNITY SITE - LOADING EXHIBIT
01 - CIVIL	C000	OVERALL SITE DEMOLITION PLAN
01 - CIVIL	C001	OVERALL SWPPP SITE LAYOUT
01 - CIVIL	C000	OVERALL GRADING AND DRAINAGE PLAN
01 - CIVIL	C060	OVERALL UTILITY PLAN
01 - CIVIL	C060	OVERALL STORMWATER MANAGEMENT PLAN
01 - CIVIL	C070	OVERALL SITE LAYOUT AND PAVING PLAN
01 - ELECTRICAL	E015	SITE PHOTOGRAPHIC PLAN
02 - LANDSCAPE	L000	OPPORTUNITY SITE - LANDSCAPE PLAN
03 - ARCHITECTURE	A000	OPPORTUNITY SITE PLAN
03 - ARCHITECTURE	A001	OPPORTUNITY SITE - SITE 1 PLAN
03 - ARCHITECTURE	A002	OPPORTUNITY SITE - SITE 2 PLAN
03 - ARCHITECTURE	A003	OPPORTUNITY SITE - SITE 3 PLAN
03 - ARCHITECTURE	A004	OPPORTUNITY SITE - SITE 4 & 5 PLAN
03 - ARCHITECTURE	A005	OPPORTUNITY SITE - SITE 6 & 7 PLAN
03 - ARCHITECTURE	A006	OPPORTUNITY SITE - RENDERINGS

missing street
signage and
striping plans

SITE KEY

SITE	BUILDING NAME	STORIES	GROSS AREA	UNITS	ACRES	PHASE
(1A)	ALATUS - MULTIFAMILY HOUSING 1	6	415,100	278	2.61	1A
(1B)	ENTREPRENEUR MARKET	2	19,110	0	0.71	1A
(2)	RFWM - EVENT CENTER	1	26,500	0	1.87	1A
(3)	ALATUS - MULTIFAMILY HOUSING 2	6	300,100	205	2.48	1C
(4)	PPL & RFWM - FAMILY HOUSING	5	72,000	60	0.87	1B
(5)	PPL & RFWM - WORKFORCE HOUSING	4	79,000	70	0.78	1D
(6)	FAMILY HOUSING	4	72,000	60	0.72	1E
(7)	FAMILY HOUSING	4	72,000	60	0.86	1F
(A)	OUTLOT A	--	--	0	5.02	1A-1E
TOTALS				733	15.92	

Inconsistency with the
Intro to Opp Site -
Phase 1 - LUA updated
June 14, 2022



PROJECT TEAM

OWNER / APPLICANT: Alatus, LLC, Project for
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CONSULTANTS

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PROJECT TITLE

BROOKLYN
CENTER -
OPPORTUNITY
SITE

ISSUE #	DATE	DESCRIPTION
1	05/10/2022	LAND USE APPLICATION
2	06/14/2022	LAND USE APPLICATION

CERTIFICATION

NOT FOR
CONSTRUCTION

DRAWN BY: ETH
CHECKED BY: RE
COMMISSION NUMBER: 2344.03

SHEET TITLE

COVER SHEET

SHEET NUMBER

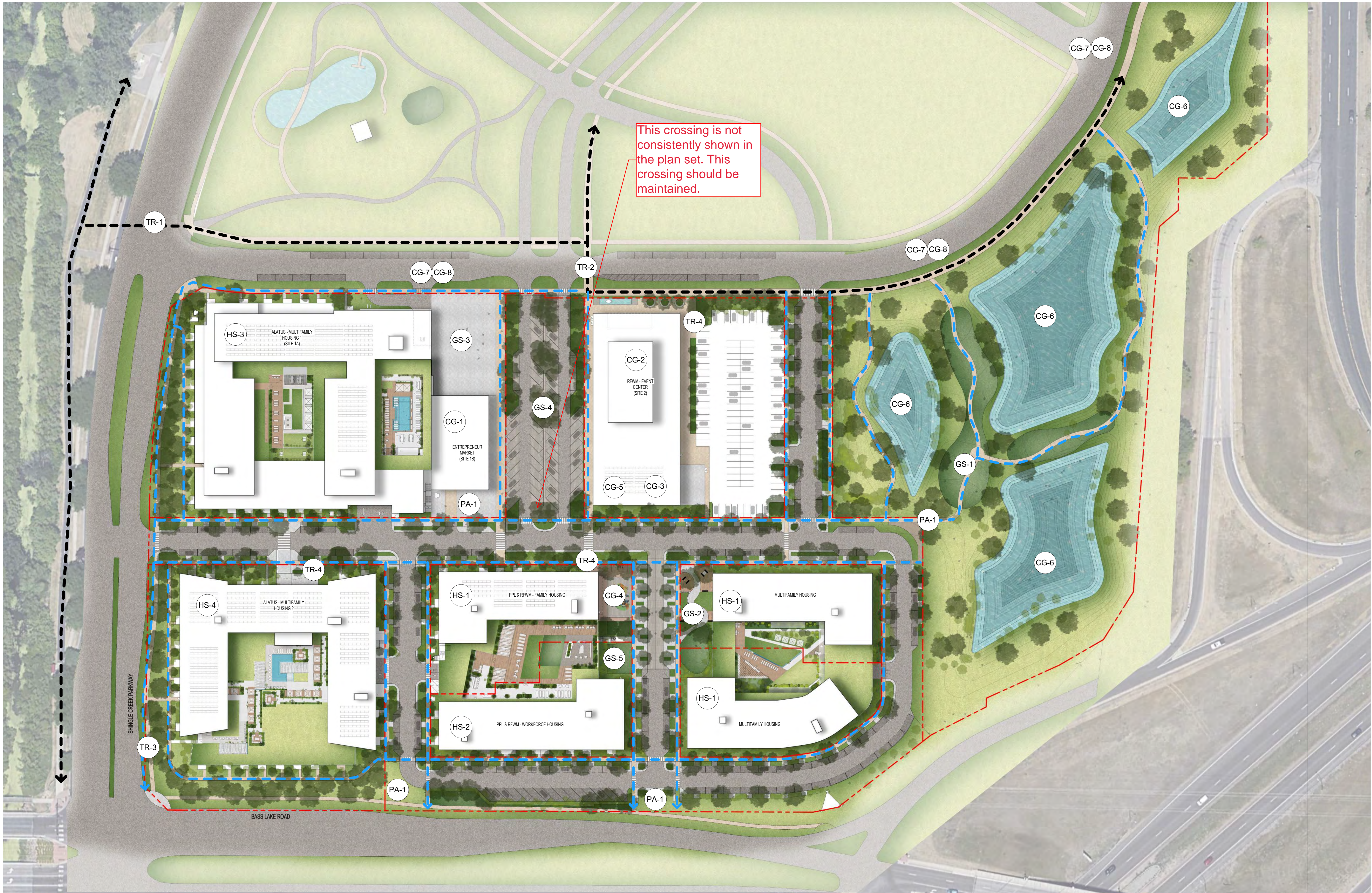
G000

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BENEFIT SCHEDULE	
BENEFIT	DESCRIPTION
COMMUNITY GOOD	ENTREPRENEUR MARKET TO BE OWNED AND PROGRAMMED VIA COMMUNITY STATEHOLDERS, CITY OF BROOKLYN CENTER, AND CITIZEN ADVISORY TASK FORCE.
CG-1	RFWM EVENT CENTER
CG-2	24-HOUR CHILD CARE CENTER
CG-3	OUTDOOR PLAY AREA
CG-4	THERAPY SUITES
CG-5	REGIONAL STORMWATER MANAGEMENT SYSTEM
CG-6	PUBLIC STREET CONNECTING SHINGLE CREEK TO JOHN MARTIN DRIVE
CG-7	STREET LIGHTING
CG-8	GREEN SPACE
GS-1	PUBLIC PARK AND TRAIL SYSTEM
GS-2	PUBLIC PARK
GS-3	ENTREPRENEUR MARKET PLAZA

BENEFIT SCHEDULE	
BENEFIT	DESCRIPTION
GS-4	COMMUNITY FLEX STREET
GS-5	PUBLIC PLAZA
HOUSING	
HS-1	60 AFFORDABLE HOUSING UNITS
HS-2	70 AFFORDABLE HOUSING UNITS
HS-3	287 MARKET RATE HOUSING UNITS
HS-4	200 MIXED INCOME UNITS
PUBLIC ARTWORK	
PA-1	PUBLIC ART OPPORTUNITY
TRAILS AND TRANSPORTATION	
TR-1	CONNECTION TO SHINGLE CREEK REGIONAL TRAIL
TR-2	CONNECTION TO PEDESTRIAN AND BICYCLE BRIDGE
TR-3	ACCESS TO PUBLIC TRANSIT
TR-4	PUBLIC BIKE PARKING

LINE TYPE KEY	
	SIDEWALKS AND PEDESTRIAN TRAILS
	BIKE BOULEVARDS
	PROPERTY LINE



1
G003 1" = 60'-0"

OPPORTUNITY SITE - COMMUNITY FEATURES

ISSUE #	DATE	DESCRIPTION
1	05/10/2022	LAND USE APPLICATION
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CHECKED BY	Checker
COMMISSION NUMBER	2344.03

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SHEET TITLE

OPPORTUNITY
SITE - PHASING
EXHIBIT

SHEET NUMBER

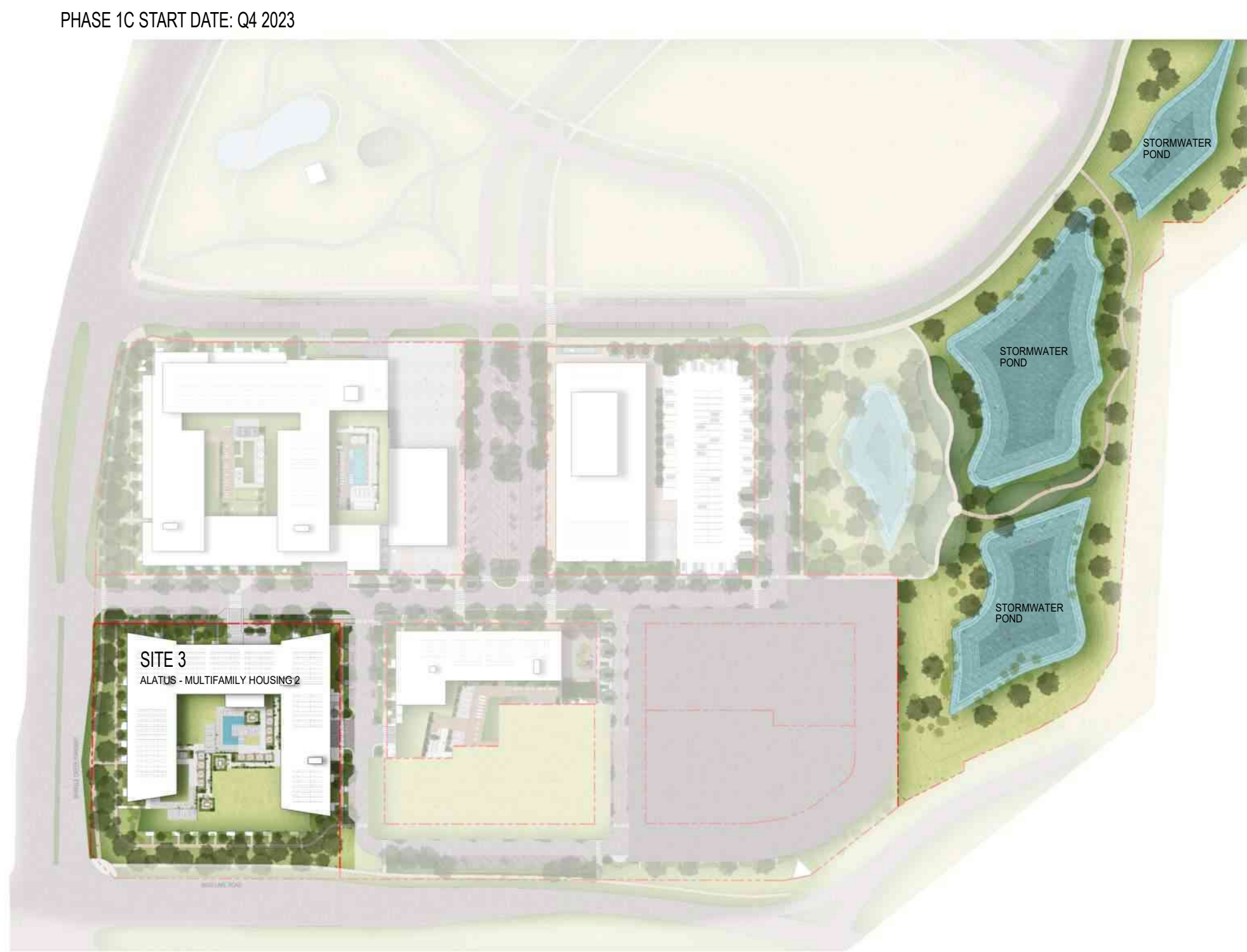
G004



1
G004
OPPORTUNITY SITE - PHASING COMPLETED
1" = 160'-0"



1B
G004
OPPORTUNITY SITE - PHASE 1B
1" = 160'-0"



1C
G004
OPPORTUNITY SITE - PHASE 1C
1" = 160'-0"



1E
G004
OPPORTUNITY SITE - PHASE 1E
1" = 160'-0"



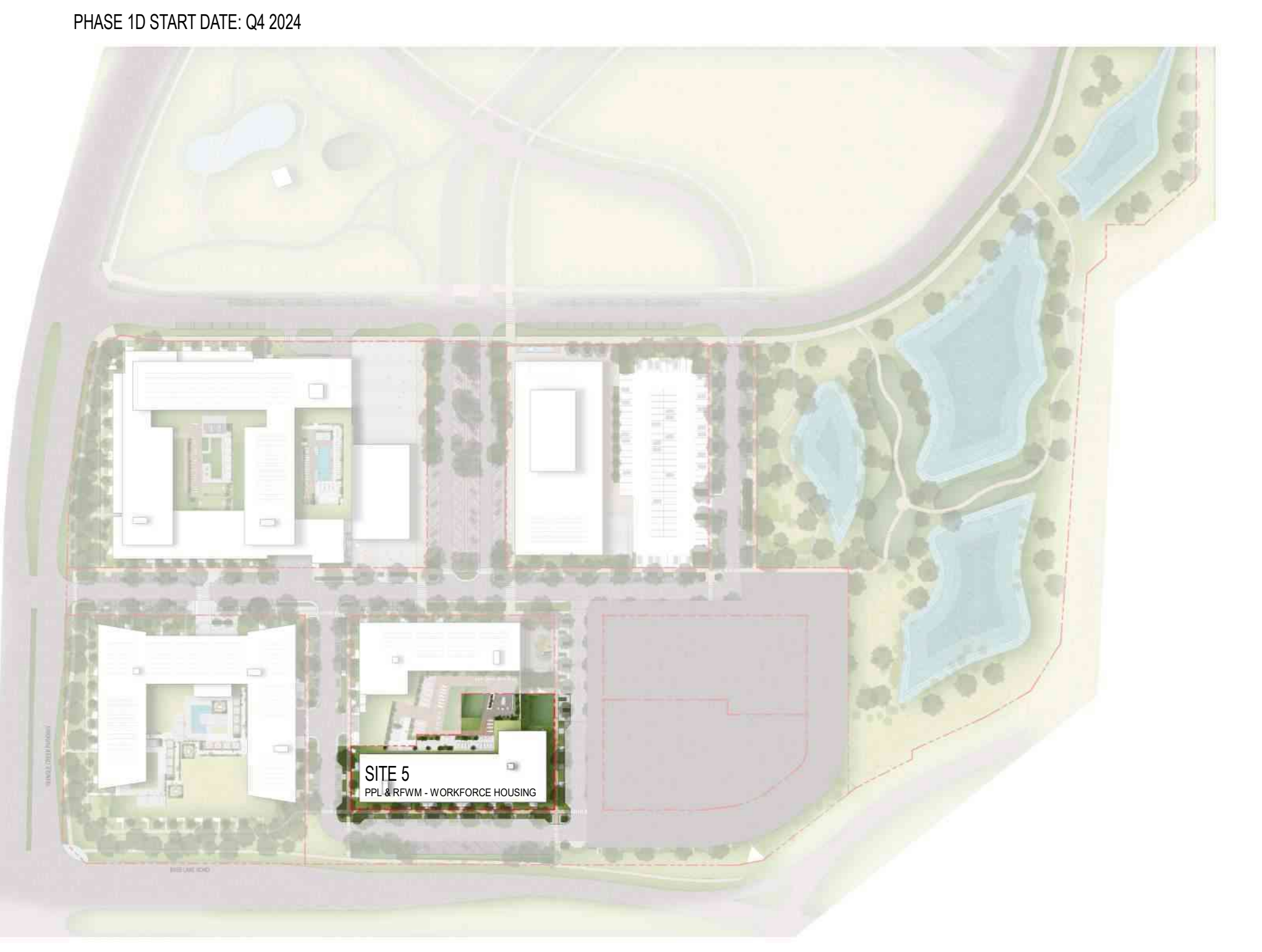
1F
G004
OPPORTUNITY SITE - PHASE 1F
1" = 160'-0"

Provide interim grading plans for Phase 1B and 1D

Provide a sequence of work for this
this will be constructed
such as
removals, mas grading site, pond
construction, utility installation,
roadway installation, building 1



1A
G004
OPPORTUNITY SITE - PHASE 1A
1" = 160'-0"



1D
G004
OPPORTUNITY SITE - PHASE 1D
1" = 160'-0"

Missing removals, SWPPP &
Erosion Control, Site Plans,
Grading, Utility sheets for
Sites 6 & 7. According to the
phasing plan these lots will
be left as surface parking
during Phase 1A-1D. Where
will the limits of Phase 1D
end?

when are the road and
utilities being installed?

SIGNAGE SCHEDULE				
MARKER	PROJECT	DESCRIPTION	SIGN TYPE	SQUARE FEET
OPPORTUNITY SITE				
MS-1	OPPORTUNITY SITE	MONUMENT SIGN FOR OPPORTUNITY SITE	MONUMENT SIGN	200
MS-2	OPPORTUNITY SITE	MONUMENT SIGN FOR OPPORTUNITY SITE	MONUMENT SIGN	200
MS-3	OPPORTUNITY SITE	MONUMENT SIGN FOR OPPORTUNITY SITE	MONUMENT SIGN	200
MS-4	OPPORTUNITY SITE	MONUMENT SIGN FOR OPPORTUNITY SITE	MONUMENT SIGN	200
MS-5	OPPORTUNITY SITE	STORMWATER PARK WAYFINDING	MONUMENT SIGN	150
ALATUS - MULTIFAMILY HOUSING 1				
SN-1	ALATUS - MULTIFAMILY HOUSING 1	BUILDING BRANDING	BUILDING SIGNAGE	150
SN-2	ALATUS - MULTIFAMILY HOUSING 1	FITNESS BUILDING SIGNAGE	BUILDING SIGNAGE	150
SN-14	ALATUS - MULTIFAMILY HOUSING 1	PLACEHOLDER FOR MISC. BUILDING SIGNAGE. PLACEMENT TBD.	BUILDING SIGNAGE	300
ENTREPRENEUR MARKET				
MS-5	ENTREPRENEUR MARKET	WAYFINDING SIGN FOR ENTREPRENEUR MARKET AND PLAZA	MONUMENT SIGN	150
MS-6	ENTREPRENEUR MARKET	WAYFINDING SIGN FOR ENTREPRENEUR MARKET AND PLAZA	MONUMENT SIGN	150
SN-3	ENTREPRENEUR MARKET	BUILDING SIGNAGE	BUILDING SIGNAGE	200
RFWM - EVENT CENTER				
SN-4	RFWM - EVENT CENTER	SIGNAGE/BEACON INTEGRAL TO FACADE	BUILDING SIGNAGE	(SEE ELEVATION)
SN-5	RFWM - EVENT CENTER	SIGNAGE/BEACON INTEGRAL TO FACADE	BUILDING SIGNAGE	(SEE ELEVATION)
SN-6	RFWM - EVENT CENTER	BUILDING SIGNAGE	BUILDING SIGNAGE	150
SN-7	RFWM - EVENT CENTER	BUILDING SIGNAGE	BUILDING SIGNAGE	150
SN-15	RFWM - EVENT CENTER	PLACEHOLDER FOR MISC. BUILDING SIGNAGE. PLACEMENT TBD.	BUILDING SIGNAGE	300
ALATUS - MULTIFAMILY HOUSING 2				
SN-8	ALATUS - MULTIFAMILY HOUSING 2	BUILDING SIGNAGE	BUILDING SIGNAGE	150
SN-9	ALATUS - MULTIFAMILY HOUSING 2	BUILDING SIGNAGE	BUILDING SIGNAGE	150
SN-16	ALATUS - MULTIFAMILY HOUSING 2	PLACEHOLDER FOR MISC. BUILDING SIGNAGE. PLACEMENT TBD.	BUILDING SIGNAGE	300
PPL & RFWM - FAMILY HOUSING				
SN-10	PPL & RFWM - FAMILY HOUSING	BUILDING SIGNAGE	BUILDING SIGNAGE	150
SN-17	PPL & RFWM - FAMILY HOUSING	PLACEHOLDER FOR MISC. BUILDING SIGNAGE. PLACEMENT TBD.	BUILDING SIGNAGE	300
PPL & RFWM - WORKFORCE BUILDING				
SN-11	PPL & RFWM - WORKFORCE BUILDING	BUILDING SIGNAGE	BUILDING SIGNAGE	150
SN-18	PPL & RFWM - WORKFORCE BUILDING	PLACEHOLDER FOR MISC. BUILDING SIGNAGE. PLACEMENT TBD.	BUILDING SIGNAGE	300
MULTIFAMILY HOUSING				
SN-12	MULTIFAMILY HOUSING	BUILDING SIGNAGE	BUILDING SIGNAGE	150
SN-19	MULTIFAMILY HOUSING	PLACEHOLDER FOR MISC. BUILDING SIGNAGE. PLACEMENT TBD.	BUILDING SIGNAGE	300
MULTIFAMILY HOUSING				
SN-13	MULTIFAMILY HOUSING	BUILDING SIGNAGE	BUILDING SIGNAGE	150
SN-20	MULTIFAMILY HOUSING	PLACEHOLDER FOR MISC. BUILDING SIGNAGE. PLACEMENT TBD.	BUILDING SIGNAGE	300

Provide additional information on wayfinding signage

Missing street signing and striping plan
- stop signs, all-way plaques, no parking signs, street name signs, lane use signs, pedestrian crossing signs, advance stop and ped crossing signs, etc.

Review placement of signage/landscaping to ensure that Clearview Triangles are met

relocate this sign to be within the development site

likely all-way stop control intersection

Curb cut at the median is not allowed, show as a full median

Review placement of signage/landscaping to ensure that Clearview Triangles are met

check curve speed - seems awfully tight for 25 mph

Given the sidewalk layout and connections, move the crosswalk to the location pedestrians want to use and will use

check curve speed - seems awfully tight for 25 mph

likely all-way stop control intersection

likely all-way stop control intersection due to sight lines from east

1
G005
OPPORTUNITY SITE - SIGNAGE PLAN
1" = 80'-0"

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OPPORTUNITY
SITE

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COMMISSION NUMBER	2344.03





SHEET TITLE

OPPORTUNITY
SITE - SIGNAGE
LOCATIONS

SHEET NUMBER

G005

BIM 360/2344-03 Alatus - Brooklyn Center (2021)2344-03_BROOKLYN CENTER - Site_2021.rvt
6/11/2022 3:53:48 PM

LOADING KEY	
	INTERIOR TRASH ROOMS
	LOADING DOCK AREA
	TRASH STAGING AREA
	DELIVERIES

Provide detailed vehicle turning and tracking movement diagrams for delivery vehicles, garbage trucks and fire trucks demonstrating specific and actual routes.



1
G006
OPPORTUNITY SITE - LOADING EXHIBIT
1" = 60'-0"

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SHEET TITLE

OPPORTUNITY
SITE - LOADING
EXHIBIT

SHEET NUMBER

G006

