



SAINT PAUL DOWNTOWN ALLIANCE

Office to Residential Conversion Study

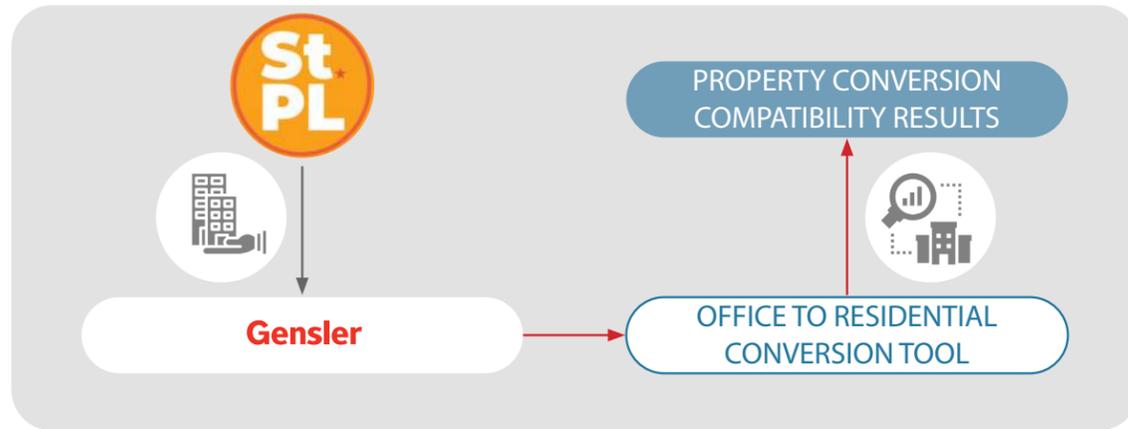
November 8th, 2024

Gensler

Contents

- **INTRODUCTION & METHODOLOGY**
- **EXECUTIVE SUMMARY**
- **PROPERTY LIST & LOCATION MAP**
- **COMPATIBILITY ASSESSMENT RESULTS**
- **INDIVIDUAL PROPERTY COMPATIBILITY ANALYSIS**
- **APPENDIX**

Introduction & Methodology



Gensler was retained by St Paul Downtown Alliance to evaluate 20 office properties for the potential of converting commercial office to residential. Properties are located in the city of St. Paul. The evaluation was conducted by utilizing a conversion compatibility assessment (Conversion Tool) program developed by Gensler to assess existing office buildings and provide an indication of their potential conversion compatibility. Buildings included in the dataset for analysis were provided by the client. The buildings were then analyzed on a more detailed level using Gensler's residential conversion compatibility assessment program. Using this program, buildings were evaluated and ranked on key criteria including floor plate and depth, building size and form, facade, context, and servicing.

An office to residential conversion compatibility score, as a percentage, is assigned to each property and categorized in the following ranges:

- **Category 1** - Properties that score above **80%** are good candidates for conversion and will likely succeed. These require further study on an individual basis to validate.
- **Category 2** - Properties that score between **70% and 80%** can possibly succeed but will likely require some compromises. These require further study on an individual basis to validate. Some examples of potential compromises are larger than ideal average unit size or depth, unit mix skewed toward a particular unit size/type, lack of dedicated loading, the need for partial or full facade replacement or lack of adequate parking provisions. These provided examples are non-exhaustive.
- **Category 3** - Properties that score under **70%** are unlikely to succeed. If good qualitative reasons to pursue a conversion exist, it is likely that substantial compromises will be required for a successful conversion. Further study on an individual basis will be required.

ASSESSMENT CRITERIA

WEIGHTING

30%

CONSIDERATIONS

FLOOR PLATE

Window to Core / Lease depth
Existing # Elevators

DESCRIPTION

Floor plate size and window to core distance impacts the proportion and size of potential units. The suitable distance ranges between 35'-0" - 45'-0", and varies based on location, target unit size and mix. One elevator per ~100 units is required for residential buildings. Two elevators minimum is best practice to ensure there is always one working elevator.

30%

BUILDING FORM

Shape of building
How easy is it to plan units?

The form of the floor plate impacts residential planning, including circulation, means of egress, etc. Rectangular floor plates are most suitable for conversion. Therefore, buildings with rectangular floor plates score highest while irregular floor-plates score lowest.

20%

SERVICES

Loading
Parking
Structure
Mechanical, Electrical, Plumbing

Loading area, adequate parking, and central mechanical systems increases the conversion potential of the property. Therefore, buildings containing these services scored the highest in the servicing category. Downtown buildings often scored low in this category due to their lack of parking and in some cases loading.

10%

CONTEXT

Walkability, Transit
Natural light
View obstruction
Allows for south facing windows

Walk and Transit scores determined by Walk Score is used for compatibility assessment of the building location considering aspects such as access to grocery, shopping, transit, schools, culture & entertainment, dining and parks. The site relationship with surrounding properties is also considered from an overshadowing point of view as well as access to views and southern light in the northern hemisphere and northern light in the southern hemisphere.

10%

ENVELOPE

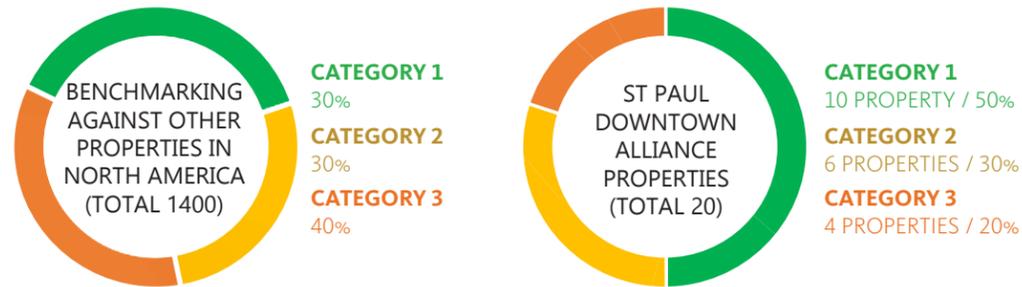
Existing window to wall ratio
Ease of window replacement

Facade replacement increases the cost of office to residential conversion projects and results in longer project schedules. Therefore, buildings with curtain wall systems score low, whereas punch operable windows score the highest in the envelope category.

Weighted conversion compatibility assessment categories, noting specific elements considered in each category.

Executive Summary

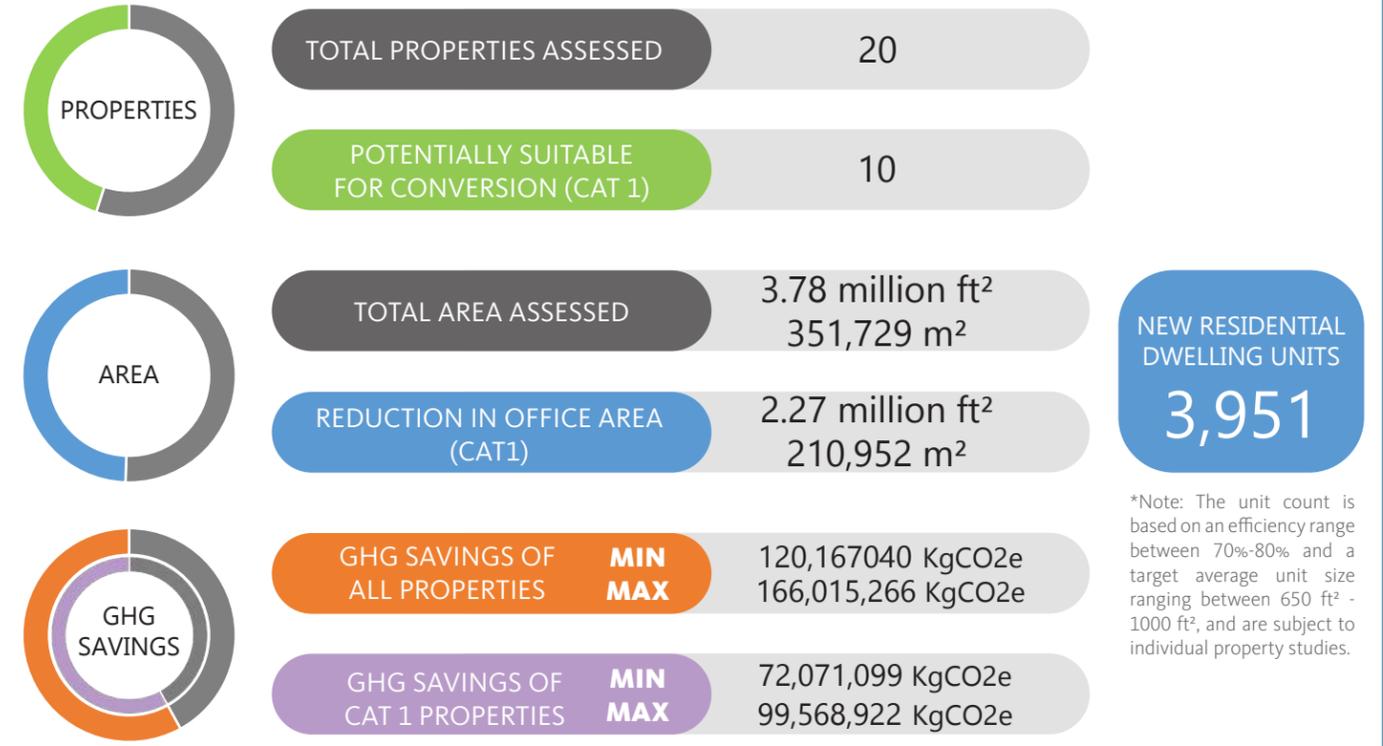
BENCHMARKING



PROPERTY SCORING & CATEGORIZATION



CATEGORY 1 PROPERTY ANALYSIS SUMMARY



High level analysis of the identified buildings generated the following key takeaways:

- Of the 20 properties selected, a relatively large number of properties meet the preliminary threshold for conversion based on the scoring, and merit greater analysis and due diligence.
- For comparison purposes, of the 1400 properties Gensler has analyzed across North America to date, approximately 30% fall into Category 1 and another 30% fall into Category 2.
- 10 properties in St Paul have been identified as good potential candidates for conversion, falling into category 1 (scoring over 80%). This accounts for 50% of the properties analyzed.
- An additional 6 properties in St Paul meet the threshold for possible conversion candidates falling into category 2 (scoring over 70%). This accounts for 30% of the properties analyzed.
- Windows on less than all facades was a consistent drawback for many properties. Additionally, properties with smaller floor plate sizes had a constrained unit mix and reduced floor plate efficiency, where some planning compromises would be required to overcome this problem.
- Some properties are analyzed in multiple parts as the conversion potential of one part can be negatively affected by another if aggregated and therefore become a missed opportunity. These are noted as "Part 1 of X".
- Properties that exclude 1st floor (noted as FLOOR 2ND and above on individual property reports) are assumed to have retail or another alternative use to residential on the 1st floor.

- Property zoning designations were reviewed to confirm if residential uses are allowed as-of-right only. For more information on zoning designations, please refer to individual authority having jurisdiction (AHJ) documentation.

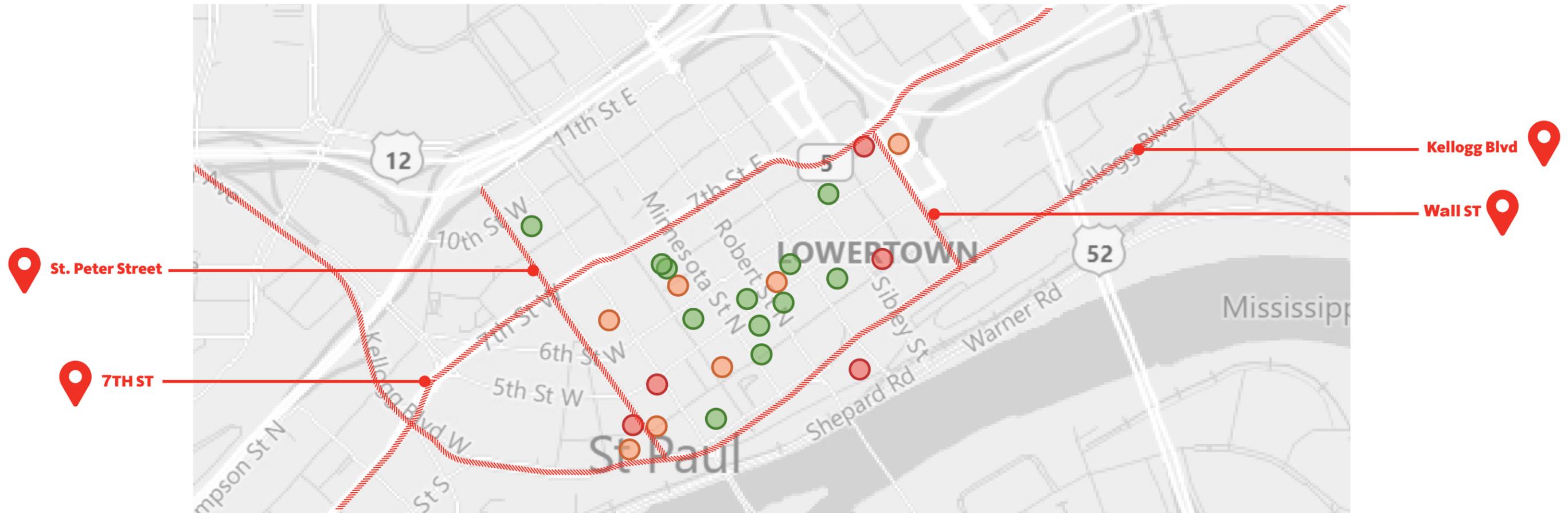
Potential Next Steps

- In order to validate potential convertibility, more detailed individual property studies are required. Asset dependent, this will comprise of a combination of the following:
 - Typical unit test fits to understand unit proportion and layouts. Per the most recent building code, buildings in St. Paul are required to provide natural light and ventilation.
 - Building condition assessments to understand if various building components such as mechanical, electrical plumbing, facade etc. can be partially retained for re-use.
 - Rough order of magnitude construction costing.
 - Pro-forma analysis to test the economic feasibility of conversion.

Property List

Address	Name	Part
375 Jackson St	375 Jackson	1 of 2
135 5th St East	375 Jackson	2 of 2
55 5th St E	Alliance Center	
27 W 4th St, St Paul, MN 55102	City Hall Annex	
213 4th St E #100, St Paul, MN 55101	CoCo Building / Lost Fox Building	
411 Minnesota St	Double Tree by Hilton Hotel St Paul Downtown	
360 Robert St N	Empire Building	
332 Minnesota St	First National Bank - Building 1	1 of 4
	First National Bank - Building 1	2 of 4
	First National Bank - Building 1	3 of 4
105 4th St East	First National Bank - Building 2	4 of 4
17 WEST EXCHANGE STREET, ST. PAUL, MN 55102	Gallery Professional Building	
421 Wabasha Street North, St. Paul, MN 55102	Grace Building	
180 5th St E, St Paul, MN 55102	Great Northern Building	
11 KELLOGG BLVD E	InterContinental Saint Paul Riverfront	
59 KELLOGG BLVD W	Lumen Building - Tower 1	1 of 2
60 KELLOGG BLVD W	Lumen Building - Tower 2	2 of 2
266 7TH ST E	O'Connor Building	
400 Sibley St	Park Square Court	
160 E Kellogg Blvd, St Paul, MN 55101	Ramsey County East	
340 Cedar St, St Paul, MN 55101	Saint Paul Athletic Club	1 of 2
	Saint Paul Athletic Club	2 of 2
6 W 5th St, St Paul, MN 55102	Saint Paul Building	
287 6th St E, St Paul, MN 55101	The Allen Building	
444 Cedar St, Saint Paul, MN 55101	Town Square Tower 1 - UBS Plaza	1 of 2
445 Minnesota St, St Paul, MN 55101	Town Square Tower 2	2 of 2
101 5th St E	US Bank Center	

Property Location Map



Office to Residential Compatibility Assessment Results

Compatibility Assessment

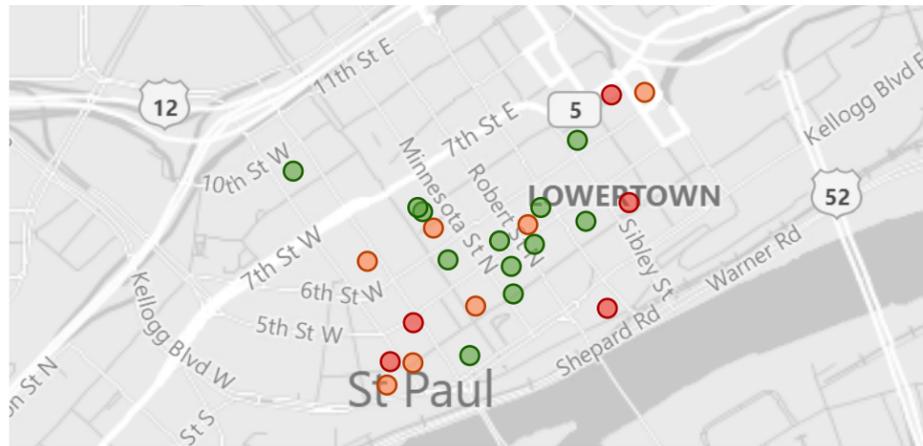
Gensler OFFICE TO RESIDENTIAL

All Project Summary

State/Province: Name of Landlord/Developer:

78%
Compatibility

18	1	120,167,040
# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO2e)
44%	3,951	166,015,266
Vacancy Rate	Estimated Total # of units	Max. GHG Savings (KgCO2e)
		351,729 m ²
		3,785,981 ft ²
		Convertible Area



Ranked Compatibility by Project

St. Address	City	Compatibility	Floor Plate	Form	Services	Context	Envelope
332 Minnesota Street	Saint Paul	95%	9	10	10	9	9
101 5th Street E	Saint Paul	92%	8	10	10	10	9
400 Sibley St.	Saint Paul	91%	7	10	10	10	10
445 Minnesota St	Saint Paul	88%	9	8	10	10	9
444 Cedar St	Saint Paul	88%	9	8	10	10	9
11 Kellogg Blvd East	Saint Paul	88%	7	10	10	9	9
360 Robert St N	Saint Paul	88%	9	10	8	10	6
17 Exchange Street West	Saint Paul	86%	7	10	8	9	8
105 4th St E	Saint Paul	85%	7	10	8	9	9
55 5th Street East	Saint Paul	85%	6	10	10	10	9
375 Jackson St	Saint Paul	85%	6	10	10	10	8
332 Minnesota Street	Saint Paul	84%	9	10	10	9	4
180 5th Street East	Saint Paul	81%	6	10	7	9	9
332 Minnesota Street	Saint Paul	79%	4	10	10	9	9
135 5th St East	Saint Paul	77%	5	10	10	10	6
340 Cedar Street	Saint Paul	77%	5	10	8	10	6
287 6th Street East	Saint Paul	76%	5	10	9	9	6
411 Minnesota St	Saint Paul	76%	7	10	10	10	3
59 Kellogg BLVD West	Saint Paul	75%	5	10	8	9	6
27 W 4th St	Saint Paul	73%	6	10	8	9	4
340 Cedar Street	Saint Paul	72%	5	10	8	10	4
421 Wabasha Street North	Saint Paul	72%	6	10	7	10	4
213 4th St East	Saint Paul	65%	3	10	5	10	5
6 West 5th Street West	Saint Paul	65%	4	10	7	10	4
266 7th St East	Saint Paul	63%	3	10	5	10	5
160 E Kellogg Blvd	Saint Paul	61%	3	5	10	10	9
60 Kellogg BLVD West	Saint Paul	51%	6	5	7	9	2

DEFINITIONS

Compatibility:

Average compatibility rate of all properties assessed. For individual results, please refer to individual property assessments.

- Properties that score above 80% is a good candidate and will likely succeed but requires further study on an individual basis to validate.
- Properties that score between 70% and 80% can possibly succeed but will likely require some compromises but requires further study on an individual basis to validate.
- Properties that score under 70% is likely not to succeed unless there is a very good qualitative reason to study further on an individual basis, and a willingness to make some substantial compromises.

Convertible Area:

Total convertible area of all properties assessed. For individual results, please refer to individual property assessments.

Vacancy Rate:

Average vacancy rate of all properties assessed. For individual results, please refer to individual property assessments.

Of Units:

Number of units is the average unit size (ranging between 650 - 1000 ft²) divided by the efficiency which ranges between 70% and 80% of the convertible area.

The unit count is based on an efficiency range between 70% and 80%. 70-80% of the convertible area is assumed as saleable area based on the properties and the remaining area is reserved for servicing, circulation, elevators, MEP etc.

GHG Savings:

GHG (Greenhouse Gas) Savings refers to the potential carbon emissions averted through the retention of the existing structure. By retaining the existing structure of the building, the

embodied carbon emissions associated with the construction of a new multi-unit residential building would not be emitted. To communicate the potential magnitude of savings associated with retaining the existing structure, Gensler has referenced 2017 Embodied Carbon Benchmark Study V1 by the Carbon Leadership Forum. The figures shown in the scorecard have been calculated using the Greenhouse Gas Intensities reflected in the 2017 CLF Embodied Carbon Benchmark Study for multifamily residential buildings, multiplied by the gross floor area of the existing building. With the upper and lower quartiles shown as high-level summaries of the potential carbon emission associated with a new construction residential building of a similar size to the existing building's structure. These two figures are 342 kgCO₂e/m² and 472 kgCO₂e/m². These figures are for information only and do not reflect a calculated life cycle assessment of the building, instead intended to communicate the potential order of magnitude savings associated with the retention of the existing structure.

Selected Properties Compatibility Analysis Report

01.1 375 Jackson | 375 Jackson Street, St Paul, MN

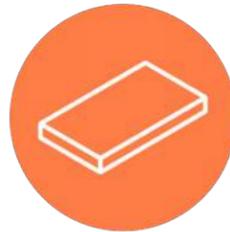
Building 1, Floors 3rd-7th (Part 1 of 2)

Owner: Madison Equities
Architect: N/A

Built: 1981
Renovation: 2002

Zoning: B4
Estimated Site Area: 34,848 ft²

REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

- 18,000 ft² - Floor plate larger than ideal area for residential use
- Core to window depth: 30'-0" (estimated) - smaller than ideal in some directions. Ideal depth is 35'-0"-45'-0".



BUILDING FORM

Shape of typical floor plate

- Rectangular
- Accommodates residential unit planning



SERVICES

Loading, parking, MEP, structure

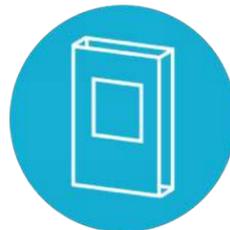
- Parking available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 3 of 4 facades have unobstructed ribbon windows. 1 facade of partially unobstructed ribbon windows.
- A number of windows will likely need to be replaced and/or operable sections added
- Window set back areas could be considered as dedicated outdoor space.
- Potential for balconies on some of the facades.

GROSS FLOOR AREA +/-
90,000 ft²

AVAILABLE ELEVATORS
Count Not Verified

FLOORS 3rd-7th:

The complex consists of 2 buildings connected with second floor skywalk access and is therefore analyzed in two parts. Average property compatibility score = 81%. Please refer to individual compatibility scores.

The rectangular building floor plate with a central core and good core to window/lease depth allows for a reasonable level of floor plate efficiency.

Larger units would likely be on the north and east corners of the building to maximize views and efficiency. The central portions of the floor plate around the core will be difficult to use as unit area but can be considered for building amenity uses.

The ground floor lobby and second floor skywalk access allow for mixed use occupancies, or shared amenities within the building.

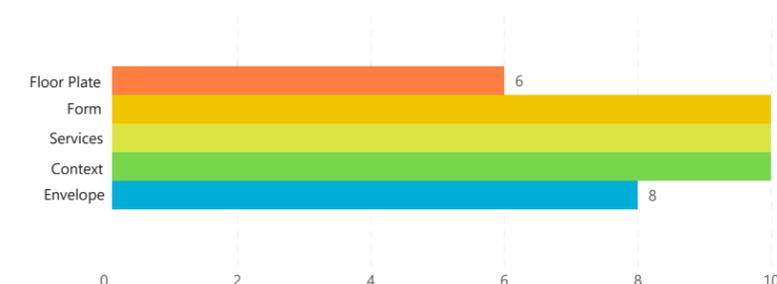
Windows on four sides of the building provide good access to views and daylight but the windows may need to be replaced and/or operable window sections added.

The ground floor and second floor are assumed to remain as retail/alternate use. Multi-Family Residential is a permitted use in Zoning District B4 where this building is located.

Property is potentially suitable for conversion to Residential.

85% Compatibility	1	1	2,856,600
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
10%	97	8,361 m ²	3,946,500
Vacancy Rate	Estimated Total # of units	90,000 ft ²	Max. GHG Savings (KgCO ₂ e)
		Convertible Area	

Ranked Compatibility by Project



01.2 375 Jackson | 135 5th Street E, St Paul, MN

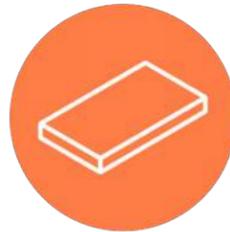
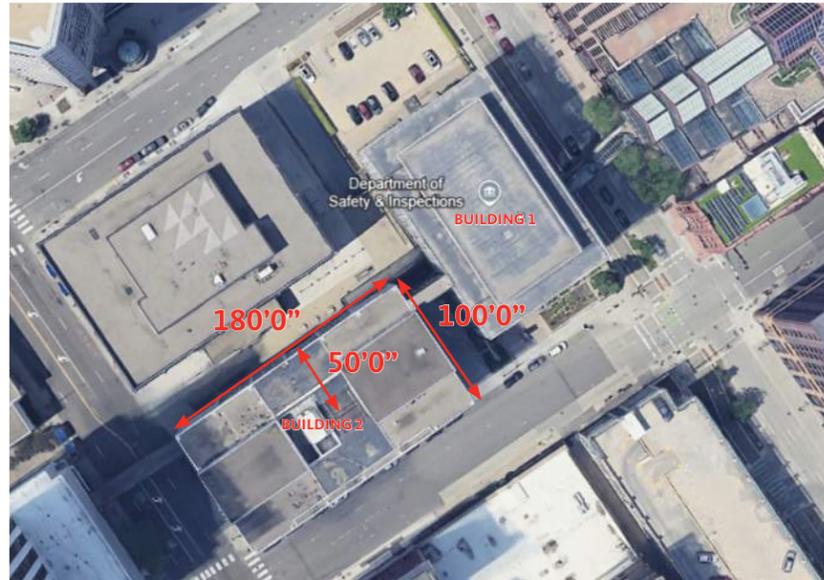
Building 2, Floors 3rd-7th (Part 2 of 2)

Owner: Madison Equities
Architect: N/A

Built: 1981
Renovation: 2002

Zoning: B4
Estimated Site Area: 23,522 ft²

REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

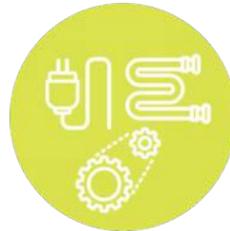
- 18,000 ft² - Floor plate larger than ideal area for residential use
- Core to window depth: 50'-0" (estimated) - larger than ideal in some directions. Ideal depth is 35'-0"-45'-0".



BUILDING FORM

Shape of typical floor plate

- Rectangular
- Accommodates residential unit planning



SERVICES

Loading, parking, MEP, structure

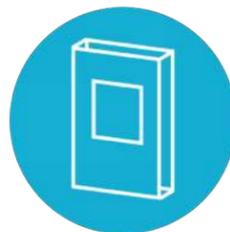
- Parking available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 3 partial facades of 4 have unobstructed ribbon windows. Some areas of the façade are without windows.
- A number of windows will likely need to be replaced and/or operable sections added
- Window set back areas could be considered as dedicated outdoor space.
- Potential for balconies on some of the facades.

GROSS FLOOR AREA +/-
90,000 ft²

AVAILABLE ELEVATORS
Count Not Verified

FLOORS 3RD-7TH:

The complex consists of 2 buildings connected with second floor skywalk access and is therefore analyzed in two parts. Average property compatibility score = 81%. Please refer to individual compatibility scores.

The rectangular building floor plate with a central split core and good core to window/lease depth allows for a reasonable level of floor plate efficiency.

Larger units would likely be on the corners of the building to maximize daylight and efficiency. The central portions of the floor plate between the split cores will be difficult to use as unit area but this area can be considered for building amenity uses.

The ground floor lobby and second floor skywalk access allow for mixed use occupancies, or shared amenities within the building.

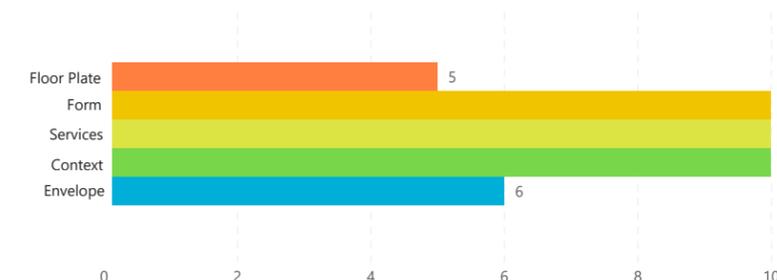
Windows on 3 sides of the building provide good access to views and daylight but the windows may need to be replaced and/or operable window sections added.

The ground floor and second floor are assumed to remain as retail/alternate use for public access to the skywalk. Multi-Family Residential is a permitted use in Zoning District B4 where this building is located.

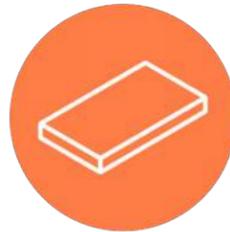
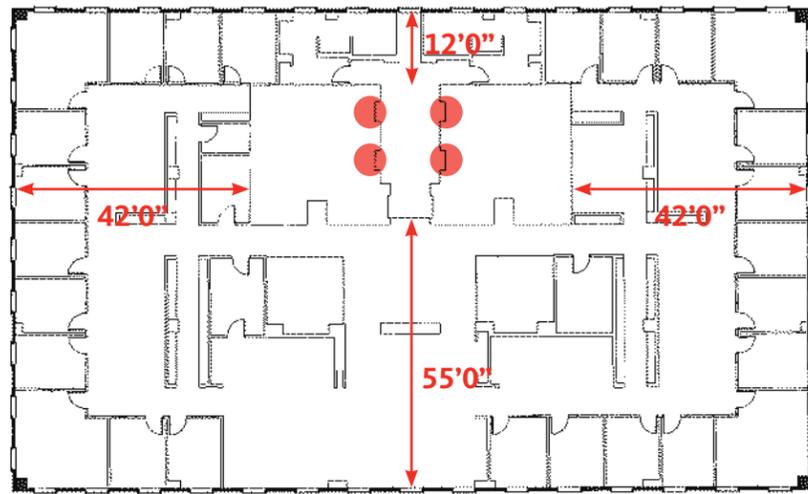
Property is potentially suitable for conversion to Residential.

77% Compatibility	1	1	2,856,600
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
10%	97	8,361 m ²	3,946,500
Vacancy Rate	Estimated Total # of units	90,000 ft ²	Max. GHG Savings (KgCO ₂ e)
		Convertible Area	

Ranked Compatibility by Project



REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

- 11,650 ft² - Floor plate larger than ideal area for residential use
- Core to window depth: 55'-0" - larger than ideal in some directions. Ideal depth is 35'-0"-45'-0".



BUILDING FORM

Shape of typical floor plate

- Rectangular
- Accommodates residential unit planning



SERVICES

Loading, parking, MEP, structure

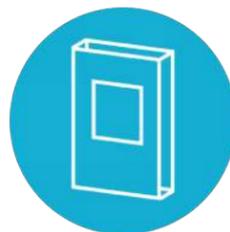
- Parking available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 4 of 4 facades have unobstructed, punched, non-operable windows
- A number of windows will likely need to be replaced and/or operable sections added.
- Good distribution of windows on all 4 sides of the building.

GROSS FLOOR AREA +/-

151,450 ft²

AVAILABLE ELEVATORS

4 Passenger Elevators

FLOORS 4TH-16TH:

This building has ground floor lobby and parking entrances, and a second-floor podium and skywalk access. Thereby reducing the number of full floors available for residential conversion.

The rectangular building floor plate has an off-centered core and large core to window/lease depth impacting floor plate efficiency. Units would likely be focused on the north, east, and south sides of the building with deeper core depths. Units on the east side are likely to be larger due to the deeper core depth.

The west side and central portions of the floor plate around core will be difficult to use as unit area, but this area can be considered for building amenity uses.

The ground floor lobby and podium allow for mixed use occupancies, or shared amenities within the building.

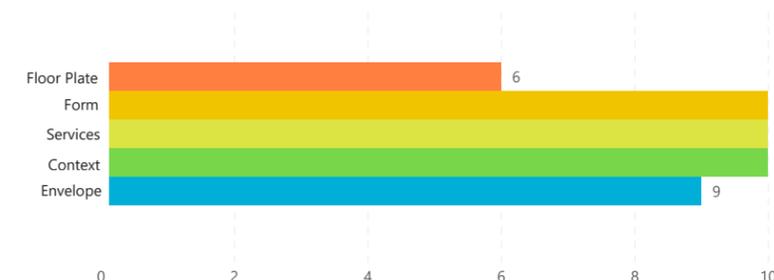
Windows on 4 sides of the building provide good access to views and daylight but the windows may need to be replaced and/or operable window sections added.

The ground floor and second floor podium are assumed to remain as retail/alternate use for public access to the skywalk. Multi-Family Residential is a permitted use in Zoning District B4 where this building is located.

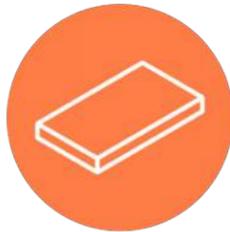
Property is potentially suitable for conversion to Residential.

85% Compatibility	1	1	4,807,023
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
56%	163	14,070 m ²	6,641,082
Vacancy Rate	Estimated Total # of units	151,450 ft ²	Max. GHG Savings (KgCO ₂ e)
		Convertible Area	

Ranked Compatibility by Project



REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

- 9,000 ft² - Floor plate larger than ideal area for residential use
- Core to window depth: 50'-0" (estimated) - larger than ideal in some directions. Ideal depth is 35'-0"-45'-0".



BUILDING FORM

Shape of typical floor plate

- Rectangular
- Accommodates residential unit planning
- 60' building depth would yield smaller than normal units depths – perhaps 25' deep units on south and south sides of building.



SERVICES

Loading, parking, MEP, structure

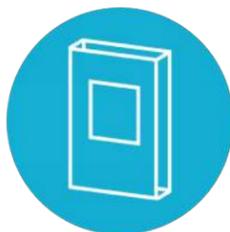
- Parking is not available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 2 of 4 facades have unobstructed, punched, operable windows
- A number of windows will likely need to be replaced and/or operable sections added

GROSS FLOOR AREA +/-

117,000 ft²

AVAILABLE ELEVATORS

Count Not Verified

FLOORS 3RD-15TH:

This building has a ground floor lobby and second floor skywalk access. Thereby reducing the number of full floors available for residential conversion.

The rectangular building floor plate with an off-centered core and large core to window/lease depth impact the floor plate efficiency.

Units would likely be focused on the south side of the building off a double loaded corridor to maximize daylighting. The east and west sides of the building will be difficult to use for unit area due to lack of windows. The portions of the floor plate around core will be difficult to use as unit area, but this area can be considered for building amenity uses.

The ground floor lobby and second floor skywalk access allow for mixed use occupancies, or shared amenities within the building.

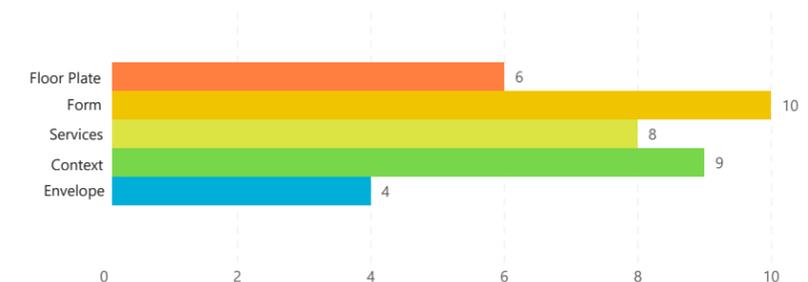
Windows on 2 sides of the building provide good access to views and daylight but the windows may need to be replaced and/or operable window sections added.

The ground floor and second floor are assumed to remain as retail/alternate use for public access to the skywalk. Multi-Family Residential is a permitted use in Zoning District B4 where this building is located.

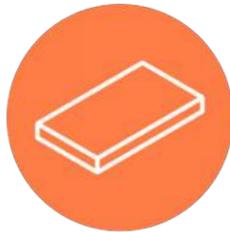
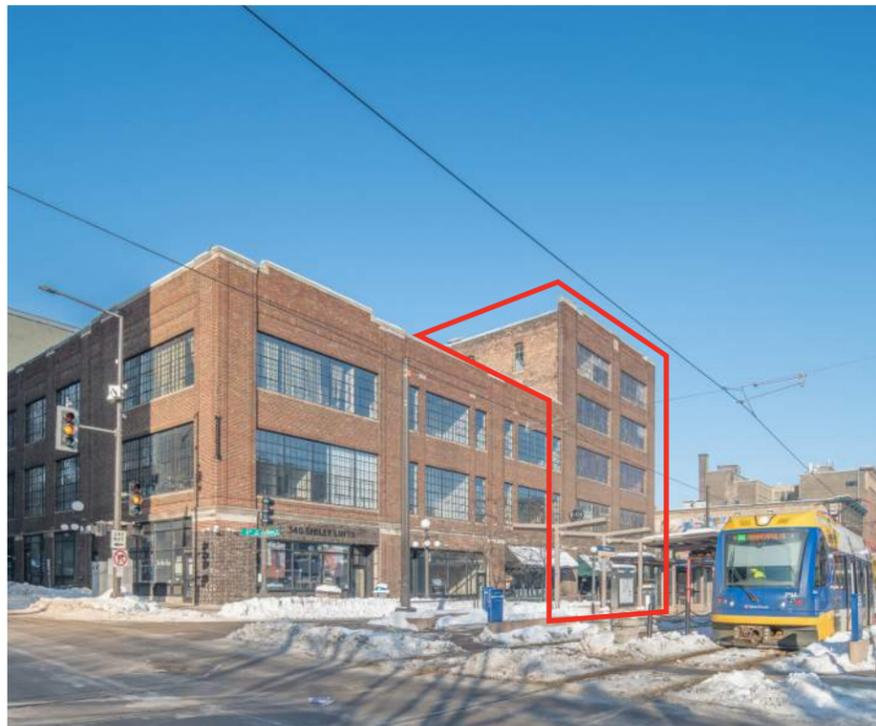
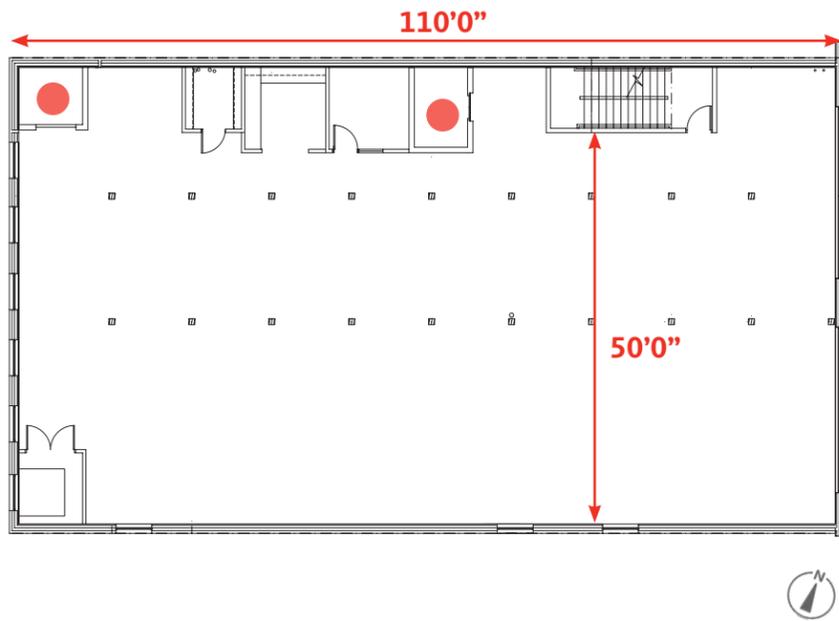
Property is potentially suitable for conversion to Residential.

73% Compatibility	1	1	3,713,580
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
10%	126	10,870 m ²	5,130,450
Vacancy Rate	Estimated Total # of units	117,000 ft ²	Max. GHG Savings (KgCO ₂ e)
		Convertible Area	

Ranked Compatibility by Project



REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

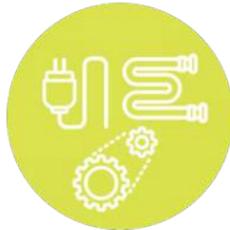
- 6,250 ft² - Floor plate smaller than ideal area for residential use
- Core to window depth: 50'-0" - larger than ideal in some directions. Ideal depth is 35'-0"-45'-0".



BUILDING FORM

Shape of typical floor plate

- Rectangular
- Accommodates residential unit planning
- Only one stair visible in plan and would require an additional stair to be added.



SERVICES

Loading, parking, MEP, structure

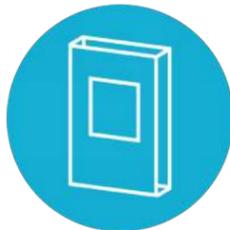
- Parking is not available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 2 of 4 facades have unobstructed fixed and operable windows
- A number of windows will likely need to be replaced and/or more operable sections added.
- Windows appear to be single pane Industrial sash with operable panels but should be replaced or retrofitted with insulated glass.

GROSS FLOOR AREA +/-

31,250 ft²

FLOORS 2ND-5TH:

This building has a ground floor retail.

The rectangular building floor plate with an off-centered core and large core to window/lease depth negatively impact the floor plate efficiency.

Units would likely be focused on the north and south side of the building to maximize daylighting. The east side of the building will be difficult to use for unit area due to lack of windows. The central portions of the floor plate around core will be difficult to use as unit area, but this area can be considered for building amenity uses.

The ground floor retail allows for mixed use occupancies, or shared amenities within the building.

Windows on 2 sides of the building provide good access to views and daylight but the windows may need to be replaced and/or operable window sections added. The east facade should be studied to add windows to improve the compatibility score and unit count. An additional egress stair will likely also be needed.

The ground floor is assumed to remain as retail/alternate use. Multi-Family Residential is a permitted use in Zoning District B5 where this building is located.

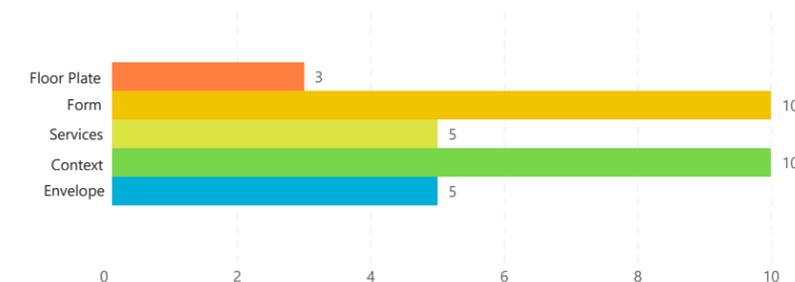
AVAILABLE ELEVATORS

2 Passenger Elevators

Property is potentially not suitable for conversion to Residential.

65% Compatibility	1	1	763,030
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
50%	26	2,233 m ²	1,054,154
Vacancy Rate	Estimated Total # of units	24,040 ft ²	Max. GHG Savings (KgCO ₂ e)
		Convertible Area	

Ranked Compatibility by Project



Double Tree Hotel | 411 Minnesota Street, St Paul, MN

Floors 5th-17th

Owner: Maadaadizi Investments

Built: 1979

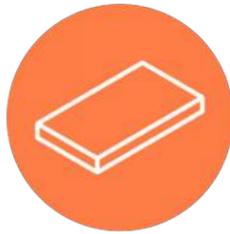
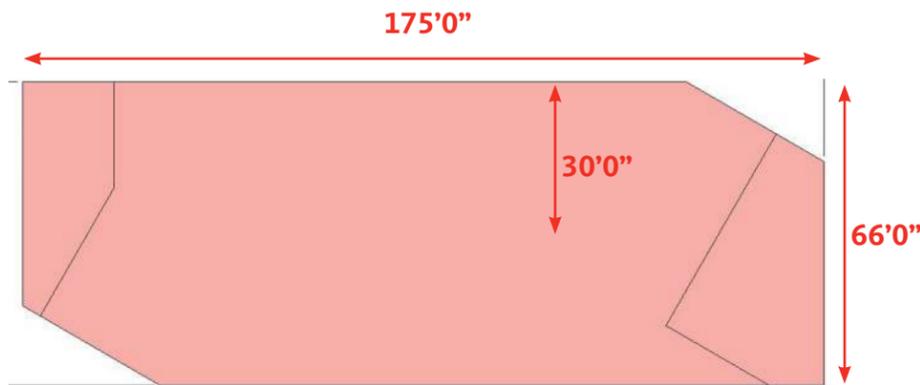
Zoning: B4

Architect: N/A

Renovation: 2012

Estimated Site Area: 29,185 ft²

REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

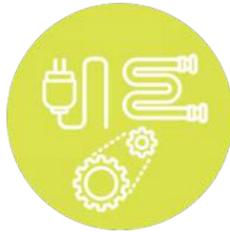
- 11,030 ft² - Floor plate larger than ideal area for residential use
- Core to window depth: 30'-0" (estimated) - smaller than ideal in some directions. Ideal depth is 35'-0"-45'-0".



BUILDING FORM

Shape of typical floor plate

- Rectangular
- Accommodates residential unit planning
- Prior use as hotel provides good residential planning but smaller unit depth than is typical.



SERVICES

Loading, parking, MEP, structure

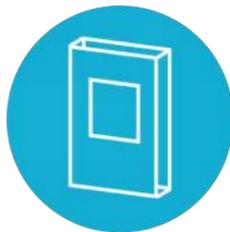
- Parking is available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 2 of 4 facades have unobstructed ribbon windows
- A number of windows will likely need to be replaced and/or operable sections added
- Areas adjacent to the existing atrium will need further study to determine suitability for residential use.

GROSS FLOOR AREA +/-

143,390 ft²

FLOORS 5TH-17TH:

This building has a ground floor lobby, parking podium, and atrium. Thereby reducing the number of full floors available for residential conversion.

The rectangular building floor plate with an off-centered core and narrow core to window/lease depth impacts the floor plate efficiency.

Units would likely be focused on the north and south side of the building to maximize daylighting. The east and west sides of the building will be difficult to use for unit area due to lack of windows.

The ground floor and atrium levels allow for mixed use occupancies within the building. If the whole building is converted, additional area for shared building amenities can be added on the ground floor and atrium levels. Areas adjacent to the existing atrium will need further study to determine suitability for residential use.

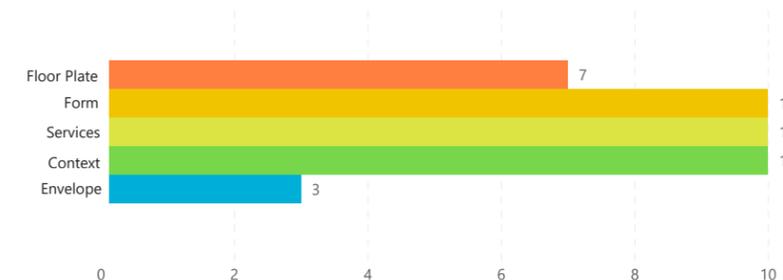
Windows on 2 sides of the building provide good access to views and daylight but the windows may need to be replaced and/or operable window sections added.

The ground floor, parking podium, and atrium are assumed to remain as alternate use. Multi-Family Residential is a permitted use in Zoning District B4 where this building is located.

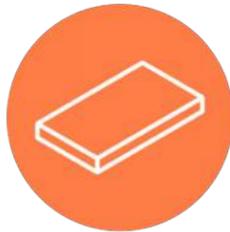
Property is potentially suitable for conversion to Residential.

76% Compatibility	1	1	4,551,199
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
0%	154	13,321 m ²	6,287,652
Vacancy Rate	Estimated Total # of units	143,390 ft ²	Max. GHG Savings (KgCO ₂ e)
		Convertible Area	

Ranked Compatibility by Project



REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

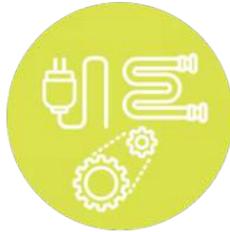
- 7,900 ft² - Floor plate is close to ideal area for residential use
- Core to window depth: 42'-0" (estimated) - ideal in some directions. Ideal depth is 35'-0"-45'-0".



BUILDING FORM

Shape of typical floor plate

- U-Shaped
- Accommodates residential unit planning



SERVICES

Loading, parking, MEP, structure

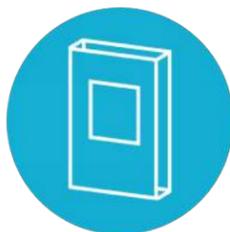
- Parking is not available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 3 of 4 facades have unobstructed operable windows
- A number of windows will likely need to be replaced and/or operable sections added

GROSS FLOOR AREA +/-

47,400 ft²

FLOORS 2ND-7TH:

This building has a ground floor lobby.

The u-shaped building floor plate with a central core and good core to window/lease depth allows for a reasonable level of floor plate efficiency.

Units would likely be focused on the south and west sides of the building to maximize daylighting. The east side of the building will be difficult to use for unit area due to lack of windows. Some units can also be provided on the north façade where windows exist. Obstructed areas on the east façade will be difficult to use as unit area, but this area can be considered for building amenity uses.

The ground floor allows for mixed use occupancies, or shared amenities within the building. Windows on 3 sides of the building provide good access to views and daylight.

The ground floor is assumed to remain as alternate use. Multi-Family Residential is a permitted use in Zoning District B4 where this building is located.

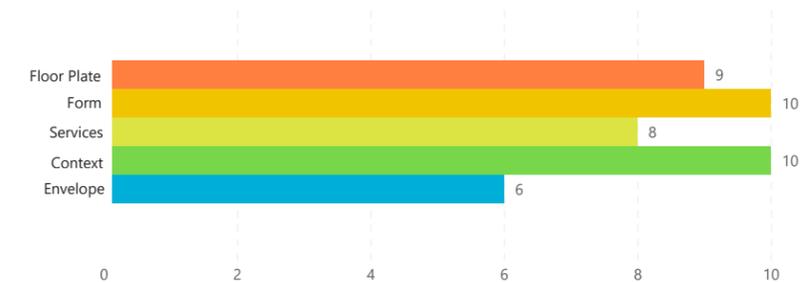
AVAILABLE ELEVATORS

Count Not Verified

Property is potentially suitable for conversion to Residential.

88% Compatibility	1	1	1,504,476
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
0%	51	4,404 m ²	2,078,490
Vacancy Rate	Estimated Total # of units	47,400 ft ²	Max. GHG Savings (KgCO ₂ e)
			Convertible Area

Ranked Compatibility by Project



07.1 First National Bank | 332 Minnesota Street, St Paul, MN

Building 1, Floors 4th-7th (Part 1 of 4)

Owner: Madison Equities

Built: 1915

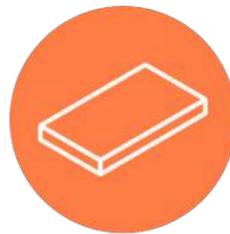
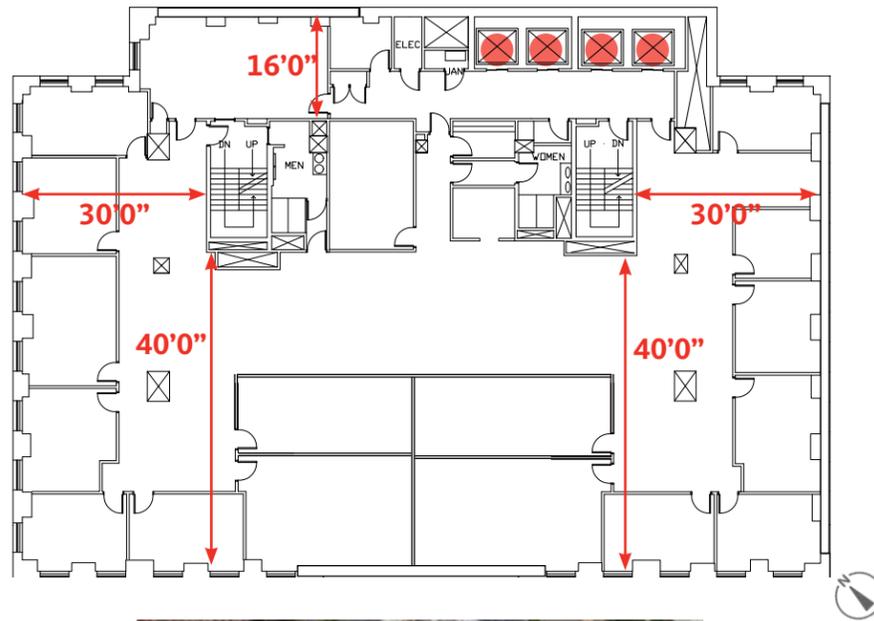
Zoning: B4

Architect: Tushie Montgomery Architects

Renovation: 1970

Estimated Site Area: 98,881 ft²

REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

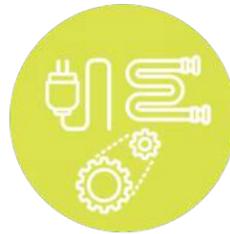
- 10,875 ft² - Floor plate larger than ideal area for residential use
- Core to window depth: 40'-0" - ideal in some directions. Ideal depth is 35'-0" - 45'-0".



BUILDING FORM

Shape of typical floor plate

- Rectangular
- Accommodates residential unit planning



SERVICES

Loading, parking, MEP, structure

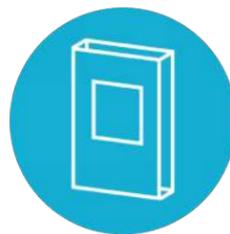
- Parking is available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 2 of 4 facades have unobstructed operable windows
- A number of windows will likely need to be replaced and/or operable sections added

GROSS FLOOR AREA +/-

43,500 ft²

AVAILABLE ELEVATORS

4 Passenger Elevators

FLOORS 4TH-7TH:

This property consists of a stacked rectangular building and a neighboring building causing this property to be scored in 4 parts. Average local property compatibility score = 86%. Please refer to individual compatibility scores.

The first building has a ground floor podium and double height lobby. Thereby reducing the number of full floors available for residential conversion. The rectangular building floor plate with an off-centered core and good core to window/lease depth allows for a reasonable level of floor plate efficiency.

Units would likely be focused on the south and west sides of the building to maximize daylighting. The north and east side of the building will be difficult to use for unit area due to lack of windows on the lower building levels. The central portions of the floor plate around core will be difficult to use as unit area, but this area can be considered for building amenity uses.

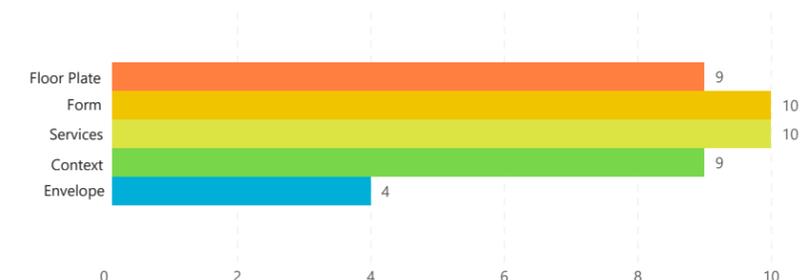
The ground floor and podium allow for mixed use occupancies, or shared amenities within the building. Windows on 2 sides of the building provide good access to views and daylight but the windows may need to be replaced and/or operable window sections added.

The ground floor is assumed to remain as retail/alternate use. Multi-Family Residential is a permitted use in Zoning District B4 where this building is located.

Property is potentially suitable for conversion to Residential.

84% Compatibility	1	1	1,380,690
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
56%	47	4,041 m ²	1,907,475
Vacancy Rate	Estimated Total # of units	43,500 ft ²	Max. GHG Savings (KgCO ₂ e)
		Convertible Area	

Ranked Compatibility by Project



07.2 First National Bank | 332 Minnesota Street, St Paul, MN

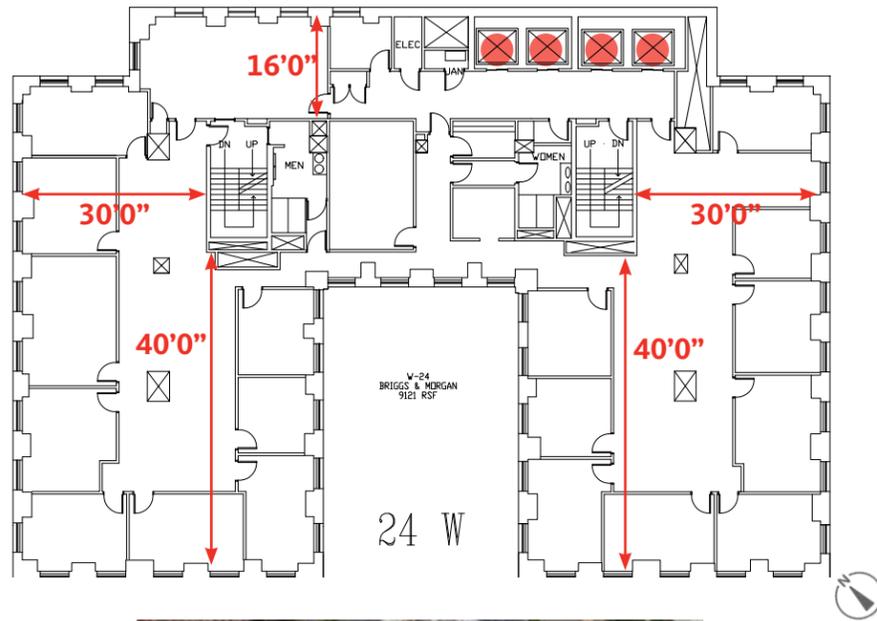
Building 1 - Floors 8th-27th (Part 2 of 4)

Owner: Madison Equities
Architect: Tushie Montgomery Architects

Built: 1915
Renovation: 1970

Zoning: B4
Estimated Site Area: 98,881 ft²

REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

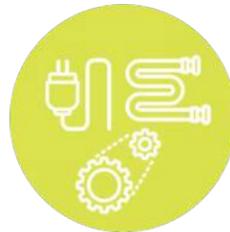
- 8,872 ft² - Floor plate larger than ideal area for residential use
- Core to window depth: 40'-0" - ideal in some directions. Ideal depth is 35'-0"-45'-0".



BUILDING FORM

Shape of typical floor plate

- U-Shaped
- Accommodates residential unit planning



SERVICES

Loading, parking, MEP, structure

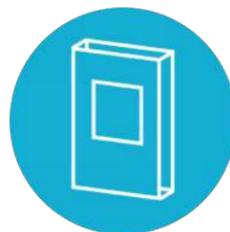
- Parking is available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 4 of 4 facades have unobstructed operable windows
- A number of windows will likely need to be replaced and/or operable sections added

GROSS FLOOR AREA +/-

177,440 ft²

FLOORS 8TH-27TH:

This property consists of a stacked rectangular building and a neighboring building causing this property to be scored in 4 parts. Average local property compatibility score = 86%. Please refer to individual compatibility scores.

This stacked building has an articulated façade in the middle section of the building increasing daylight to the building interior. The u-shaped building section has a floor plate with an off-centered core and good core to window/lease depth allows for a reasonable level of floor plate efficiency.

Units would likely be focused on the east, south, and west sides of the building to maximize daylighting. The floor plate will likely yield close to ideal market size units.

The ground floor allows for mixed use occupancies within the building, or shared amenities within the building.

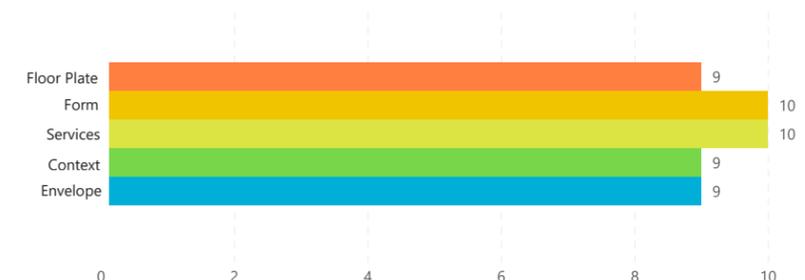
Windows on 4 sides of the building provide good access to views and daylight but the windows may need to be replaced and/or operable window sections added.

Multi-Family Residential is a permitted use in Zoning District B4 where this building is located.

Property is potentially suitable for conversion to Residential.

95% Compatibility	1	1	5,631,946
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
56%	191	16,485 m ²	7,780,744
Vacancy Rate	Estimated Total # of units	177,440 ft ²	Max. GHG Savings (KgCO ₂ e)
		Convertible Area	

Ranked Compatibility by Project



07.3 First National Bank | 332 Minnesota Street, St Paul, MN

Building 1 - Floors 28th-31st (Part 3 of 4)

Owner: Madison Equities

Built: 1915

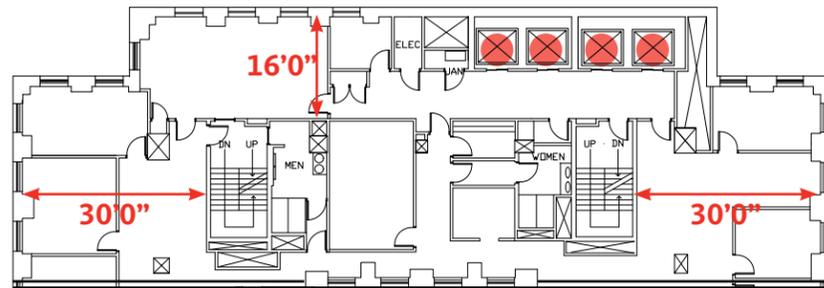
Zoning: B4

Architect: Tushie Montgomery Architects

Renovation: 1970

Estimated Site Area: 98,881 ft²

REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

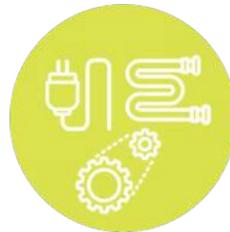
- 5,000 ft² - Floor plate smaller than ideal area for residential use
- Core to window depth: 30'-0" - smaller than ideal in some directions. Ideal depth is 35'-0"-45'-0".



BUILDING FORM

Shape of typical floor plate

- Rectangular
- Accommodates residential unit planning



SERVICES

Loading, parking, MEP, structure

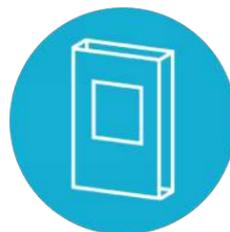
- Parking is available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 4 of 4 facades have unobstructed operable windows
- A number of windows will likely need to be replaced and/or operable sections added

GROSS FLOOR AREA +/-

20,000 ft²

FLOORS 28TH-31ST:

This property consists of a stacked rectangular building and a neighboring building causing this property to be scored in 4 parts. Average local property compatibility score = 86%. Please refer to individual compatibility scores.

This stacked rectangular building has a smaller floor plate in the top section of the building. The rectangular floor plate with an off-centered core and smaller core to window/lease depth allows for a reasonable level of floor plate efficiency.

Units would likely be focused on the east and west sides of the building to maximize daylighting. The central portions of the floor plate between the stairs can be used for units.

The ground floor allows for mixed use occupancies, or shared amenities within the building.

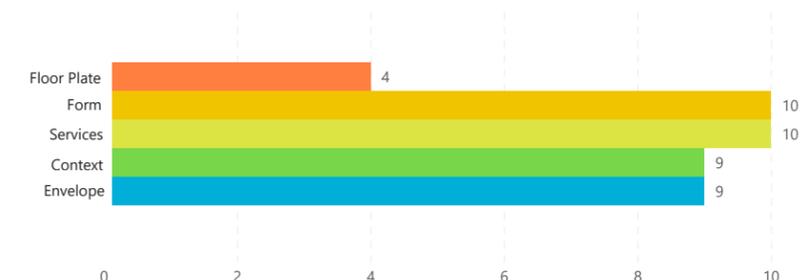
Windows on 4 sides of the building provide good access to views and daylight but the windows may need to be replaced and/or operable window sections added.

Multi-Family Residential is a permitted use in Zoning District B4 where this building is located.

Property is potentially suitable for conversion to Residential.

79% Compatibility	1	1	634,800
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
56%	22	1,858	877,000
Vacancy Rate	Estimated Total # of units	20,000	Max. GHG Savings (KgCO ₂ e)
		Convertible Area	

Ranked Compatibility by Project



07.4 First National Bank | 105 4th Street E, St Paul, MN

Building 2, Floors 4th-16th (Part 4 of 4)

Owner: Madison Equities

Built: 1915

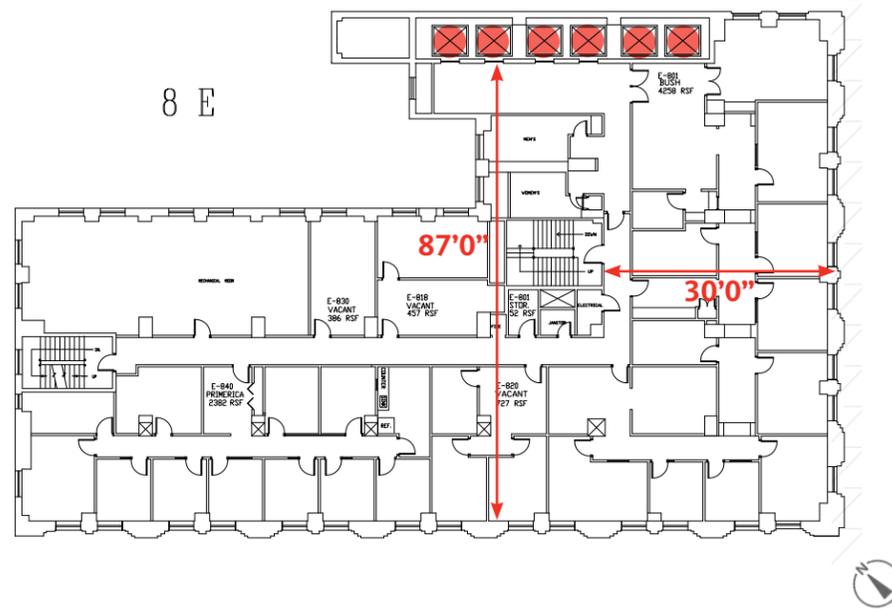
Zoning: B4

Architect: Tushie Montgomery Architects

Renovation: 1970

Estimated Site Area: 98,881 ft²

REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

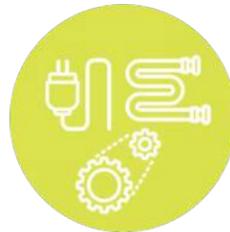
- 11,500 ft² - Floor plate larger than ideal area for residential use
- Core to window depth: 30'-0" - smaller than ideal in some directions. Ideal depth is 35'-0"-45'-0".



BUILDING FORM

Shape of typical floor plate

- Rectangular
- Accommodates residential unit planning



SERVICES

Loading, parking, MEP, structure

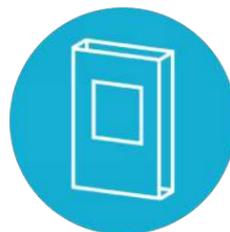
- Parking is available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 4 of 4 facades have unobstructed operable windows above level 7
- A number of windows will likely need to be replaced and/or operable sections added

GROSS FLOOR AREA +/-

149,500 ft²

AVAILABLE ELEVATORS

4 Passenger + 2 Service Elevators

FLOORS 4TH-16TH:

This property consists of a stacked rectangular building and a neighboring building causing this property to be scored in 4 parts. Average local property compatibility score = 86%. Please refer to individual compatibility scores.

This building has a ground floor podium and lobby. Thereby reducing the number of full floors available for residential conversion. The rectangular building floor plate with an off-centered core and smaller core to window/lease depth allows for a reasonable level of floor plate efficiency.

Units would likely be focused on the south and east sides of the building to maximize daylighting. The west side of the building will be difficult to use for unit area due to lack of windows on the lower building levels. The central portions of the floor plate around core will be difficult to use as unit area, but this area can be considered for building amenity uses.

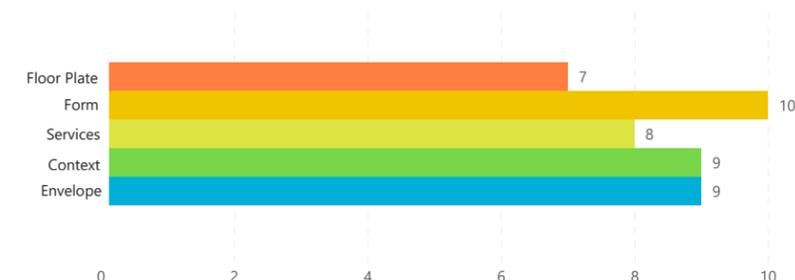
The ground floor allows for mixed use occupancies, or shared amenities within the building. Windows on 4 sides of the building provide good access to views and daylight but the windows may need to be replaced and/or operable window sections added.

The ground floor is assumed to remain as retail/alternate use. Multi-Family Residential is a permitted use in Zoning District B4 where this building is located.

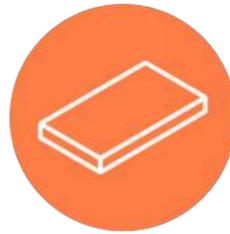
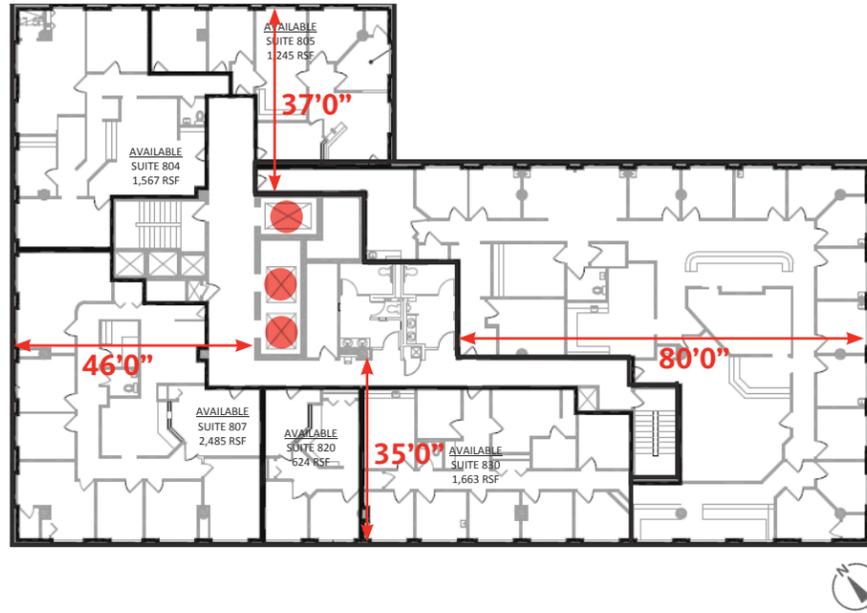
Property is potentially suitable for conversion to Residential.

85% Compatibility	1	1	4,745,130
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
56%	161	13,889 m ²	6,555,575
Vacancy Rate	Estimated Total # of units	149,500 ft ²	Max. GHG Savings (KgCO ₂ e)
		Convertible Area	

Ranked Compatibility by Project



REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

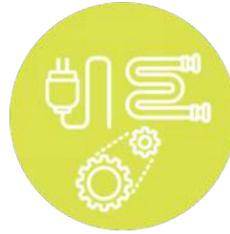
- 13,534 ft² - Floor plate larger than ideal area for residential use
- Core to window depth: 35'-0" - ideal in some directions. Ideal depth is 35'-0" - 45'-0".



BUILDING FORM

Shape of typical floor plate

- Rectangular
- Accommodates residential unit planning



SERVICES

Loading, parking, MEP, structure

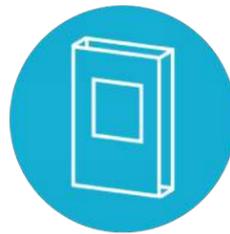
- Parking is available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 4 of 4 facades have unobstructed ribbon windows
- A number of windows will likely need to be replaced and/or operable sections added

GROSS FLOOR AREA +/-

94,738 ft²

AVAILABLE ELEVATORS

2 Passenger + 1 Service Elevators

FLOORS 2ND-8TH:

This building has a ground floor lobby. The rectangular building floor plate with a central core and good core to window/lease depth allows for a reasonable level of floor plate efficiency.

Units would likely be focused on the south side of the building to maximize daylighting. The floor plate will likely yield close to ideal market size units.

The ground floor allows for mixed use occupancies, or shared amenities within the building.

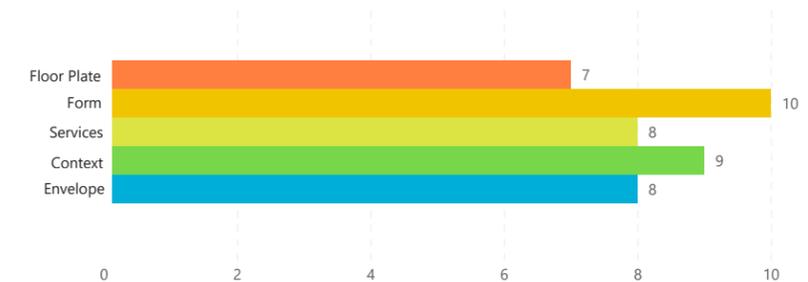
Narrow windows on 4 sides of the building provide limited access to views and daylight. The windows may need to be replaced and/or operable window sections added. The façade should also be studied to see if window area can be increased to improve interior views and daylighting.

The ground floor is assumed to remain as retail/alternate use. Multi-Family Residential is prohibited use in Zoning District G1 where this building is located.

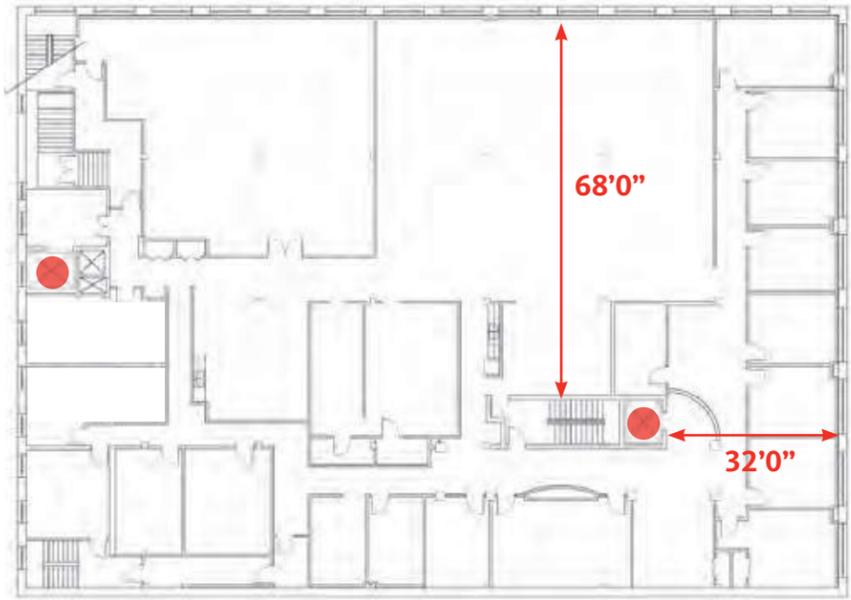
Property is potentially suitable for conversion to Residential if zoning is adapted.

86% Compatibility	1	1	3,006,984
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
99%	102	8,801 m ²	4,154,261
Vacancy Rate	Estimated Total # of units	94,738 ft ²	Max. GHG Savings (KgCO ₂ e)
			Convertible Area

Ranked Compatibility by Project



REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

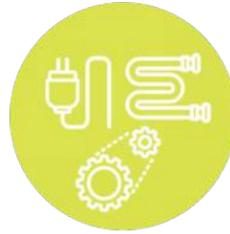
- 14,000 ft² - Floor plate larger than ideal area for residential use
- Core to window depth: 68'-0" - larger than ideal in some directions. Ideal depth is 35'-0"-45'-0".



BUILDING FORM

Shape of typical floor plate

- Rectangular
- Accommodates residential unit planning



SERVICES

Loading, parking, MEP, structure

- Parking is not available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 3 of 4 facades have unobstructed operable windows
- A number of windows will likely need to be replaced, increased in size, and/or operable sections added

GROSS FLOOR AREA +/-

28,000 ft²

FLOORS 2ND-3RD:

This building has a ground floor lobby and retail. Thereby reducing the number of full floors available for residential conversion.

The rectangular building floor plate with an off-central core and large core to window/lease depth impacts the floor plate efficiency.

Units would likely be focused on the north and east sides of the building to maximize daylighting. The south side of the building will be difficult to use for unit area due to lack of windows. The central portions of the floor plate around core will be difficult to use as unit area, but this area can be considered for building amenity uses.

The ground floor allows for mixed use occupancies, or shared amenities within the building. Windows on 2 sides of the building provide access to views and daylight. The windows may need to be replaced, increased in size, and/or operable window sections added.

The ground floor is assumed to remain as retail/alternate use. Multi-Family Residential is a permitted use in Zoning District B4 where this building is located.

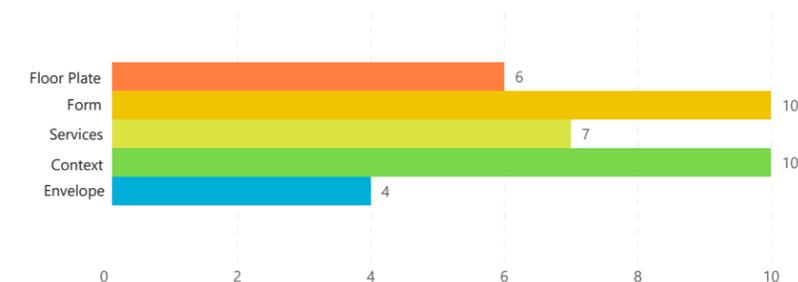
AVAILABLE ELEVATORS

1 Passenger + 1 Service Elevator

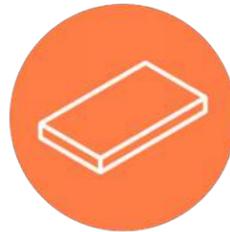
Property is potentially suitable for conversion to Residential.

72% Compatibility	1	1	888,720
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
	53%	30	1,227,800
Vacancy Rate	Estimated Total # of units	2,601 m ²	Max. GHG Savings (KgCO ₂ e)
		28,000 ft ²	Convertible Area

Ranked Compatibility by Project



REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

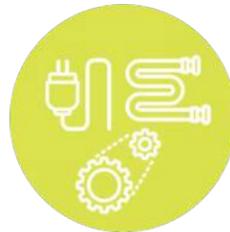
- 50,015 ft² - Floor plate larger than ideal area for residential use
- Core to window depth: 42'-0" - ideal in some directions. Ideal depth is 35'-0" - 45'-0".



BUILDING FORM

Shape of typical floor plate

- Rectangular
- Accommodates residential unit planning



SERVICES

Loading, parking, MEP, structure

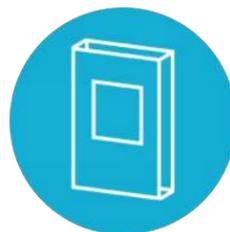
- Parking is available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 4 of 4 facades have unobstructed operable windows
- A number of windows will likely need to be replaced and/or operable sections added

GROSS FLOOR AREA +/-

550,165 ft²

AVAILABLE ELEVATORS

8 Passenger + 2 Service Elevators

FLOORS 3RD-13TH:

This building has a ground floor lobby and second floor skywalk access. Thereby reducing the number of full floors available for residential conversion.

The rectangular building floor plate with a central core and good core to window/lease depth impacts floor plate efficiency. The building also has a large central courtyard open to the sky above the second floor that impacts the overall conversion efficiency. Circulation along the central courtyard could be used for borrowed light. Units would likely be focused on the street facing facades of the building to maximize daylighting. The central portions of the floor plate around the core and courtyard will be difficult to use as unit area but can be considered for building amenity uses.

The ground floor lobby and second floor skywalk access allow for mixed use occupancies, or shared amenities within the building.

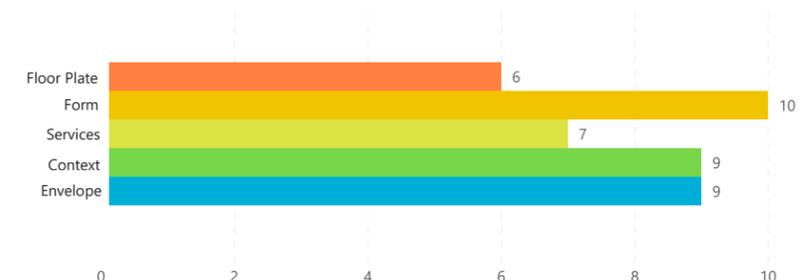
Windows on four sides of the building provide good access to views and daylight but the windows may need to be replaced and/or operable window sections added.

The ground floor and second floor are assumed to remain as retail/alternate use for public access to the skywalk. Multi-Family Residential is a permitted use in Zoning District B4 where this building is located.

Property is potentially suitable for conversion to Residential.

81% Compatibility	1	1	11,112,333
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
	26%	377	15,352,104
	Vacancy Rate	Estimated Total # of units	Max. GHG Savings (KgCO ₂ e)
			32,526 m ²
			350,105 ft ²
			Convertible Area

Ranked Compatibility by Project



11 InterContinental | 11 Kellogg Blvd E, St Paul, MN

Floors 3rd-22nd

Owner: 11 East Kellogg Boulevard, LLC

Built: 1965

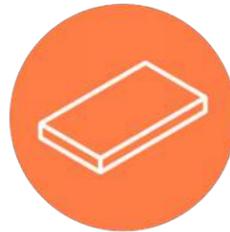
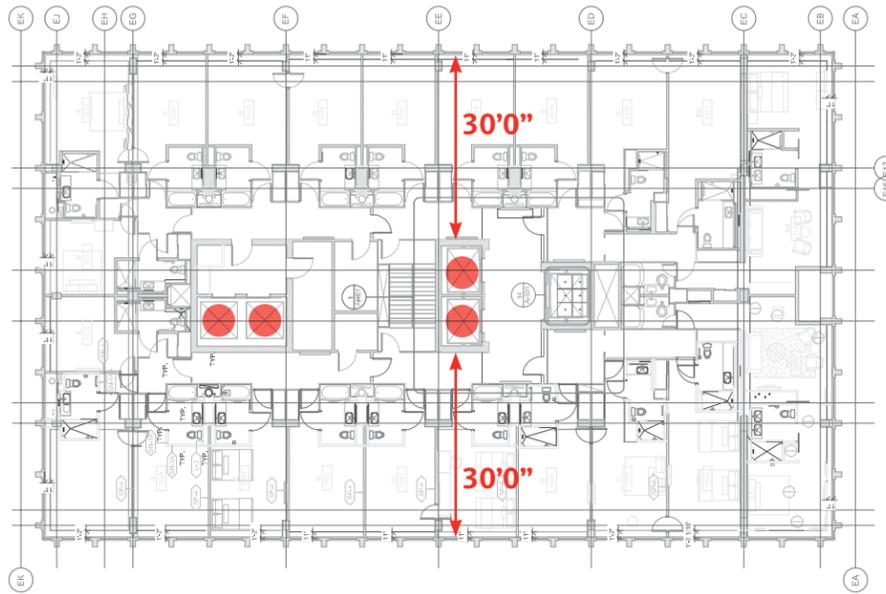
Zoning: B4

Architect: William B. Tabler Architects

Renovation: 2015

Estimated Site Area: 68,390 ft²

REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

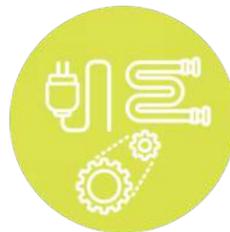
- 10,500 ft² - Floor plate larger than ideal area for residential use
- Core to window depth: 30'-0" - smaller than ideal in some directions. Ideal depth is 35'-0"-45'-0".
- Existing "scissor Stair" would need approval and could be "grandfathered" into approval.



BUILDING FORM

Shape of typical floor plate

- Rectangular
- Accommodates residential unit planning



SERVICES

Loading, parking, MEP, structure

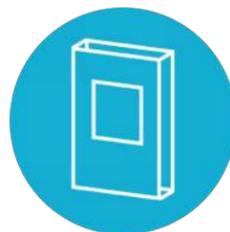
- Parking is available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 4 of 4 facades have unobstructed punched and operable windows
- A number of windows will likely need to be replaced and/or more operable sections added

GROSS FLOOR AREA +/-
210,000 ft²

AVAILABLE ELEVATORS
2 Passenger + 2 Service Elevators

FLOORS 3RD-22ND:

This building has a ground floor lobby. Thereby reducing the number of full floors available for residential conversion.

The rectangular building floor plate with a central core and smaller core to window/lease depth impacts floor plate efficiency the floor plate could result in shallower units with a constrained unit mix.

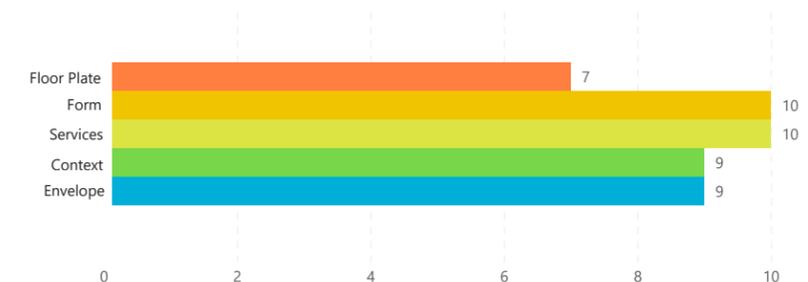
The ground floor lobby allows for mixed use occupancies, or shared amenities within the building. Windows on four sides of the building provide good access to views and daylight but the windows may need to be replaced and/or operable window sections added.

The ground floor is assumed to remain as retail/alternate use for public access to the skywalk. Multi-Family Residential is a permitted use in Zoning District B4 where this building is located.

Property is potentially suitable for conversion to Residential.

88% Compatibility	1	1	6,665,400
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
0%	226	19,510 m ²	9,208,500
Vacancy Rate	Estimated Total # of units	210,000 ft ²	Max. GHG Savings (KgCO ₂ e)
			Convertible Area

Ranked Compatibility by Project



12.1 Lumen Building | 59 Kellogg Blvd W, St Paul, MN

Tower 1, Level 3-13 (Part 1 of 2)

Owner: Quest Communications International, Inc.

Built: 1968

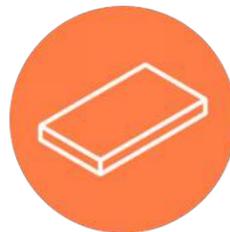
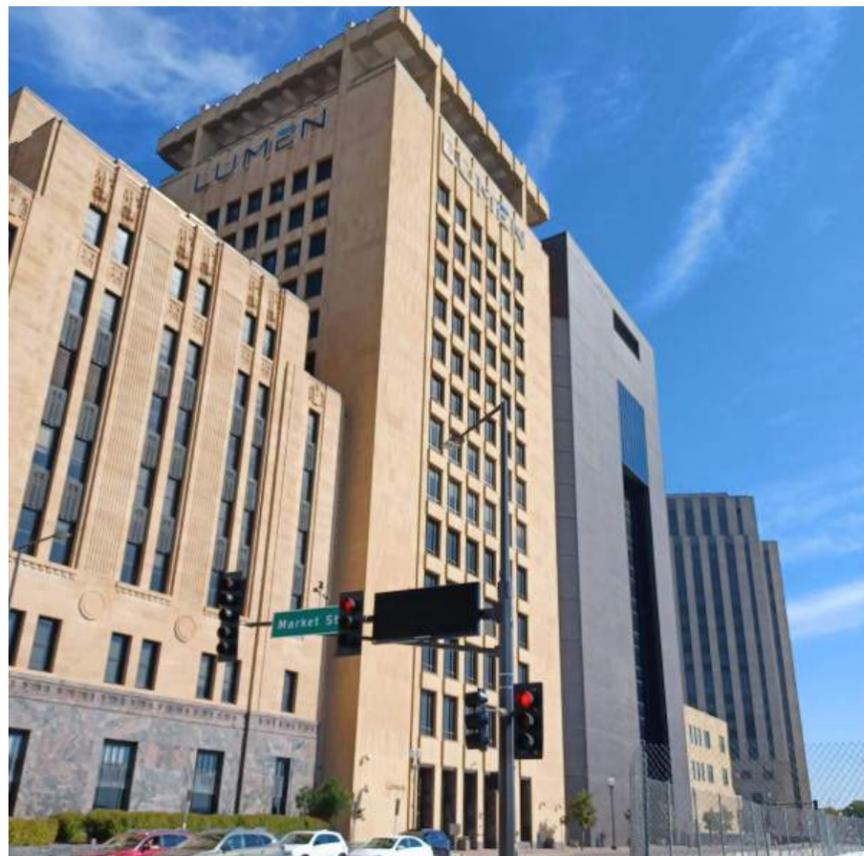
Zoning: B4

Architect: Ellerbe & Company

Renovation: N/A

Estimated Site Area: 57,935 ft²

REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

- 22,500 ft² - Floor plate larger than ideal area for residential use
- Core to window depth: 48'-0" (estimated) - larger than ideal in some directions. Ideal depth is 35'-0"-45'-0".



BUILDING FORM

Shape of typical floor plate

- Rectangular
- Accommodates residential unit planning



SERVICES

Loading, parking, MEP, structure

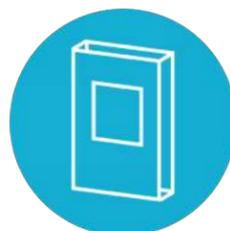
- Parking is not available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 3 of 4 facades have unobstructed punched windows on floors 9-13
- A number of windows will likely need to be replaced and/or operable sections added.
- Corners of the building are solid which limits some of the building internal planning.

GROSS FLOOR AREA +/-

247,500 ft²

FLOORS 3RD-13TH:

This building has a ground floor lobby. Thereby reducing the number of full floors available for residential conversion.

The rectangular building floor plate with a central core and larger core to window/lease depth impacts floor plate efficiency.

Units would likely be focused on the north and south sides of the building to maximize daylighting. The east side of the building will be difficult to use for unit area due to lack of windows and daylighting between the neighboring building. The central portions of the floor plate around the core will be difficult to use as unit area but can be considered for building amenity uses.

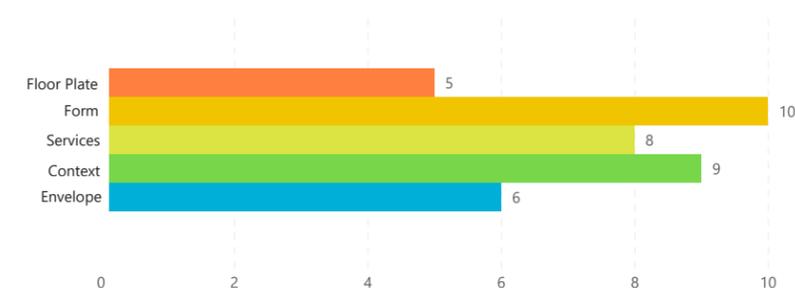
The ground floor lobby allows for mixed use occupancies, or shared amenities within the building. Windows exist on 2 sides of the building at floors 3-8 and on 3 side of the building at floors 9-13. The existing windows provide good access to views and daylight but the windows may need to be replaced and/or operable window sections added.

The ground floor is assumed to remain as retail/alternate use for public access to the skywalk. Multi-Family Residential is a permitted use in Zoning District B4 where this building is located.

Property is potentially suitable for conversion to Residential.

75% Compatibility	1	1	7,855,650
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
77%	267	22,994 m ²	10,852,875
Vacancy Rate	Estimated Total # of units	247,500 ft ²	Max. GHG Savings (KgCO ₂ e)
		Convertible Area	

Ranked Compatibility by Project



12.2 Lumen Building | 60 Kellogg Blvd W, St Paul, MN

Tower 2, Floors 3rd-13th (Part 2 of 2)

Owner: Quest Communications International, Inc.

Built: 1978

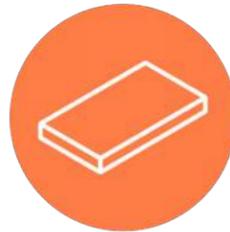
Zoning: B4

Architect: Ellerbe & Company

Renovation: N/A

Estimated Site Area: 57,935 ft²

REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

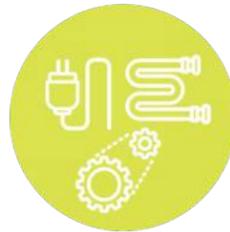
- 19,028 ft² - Floor plate larger than ideal area for residential use
- Core to window depth: 48'-0" (estimated) - larger than ideal in some directions. Ideal depth is 35'-0"-45'-0".



BUILDING FORM

Shape of typical floor plate

- Irregular
- Does not accommodate residential unit planning



SERVICES

Loading, parking, MEP, structure

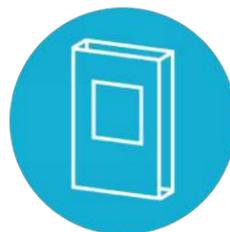
- Parking is not available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 0 of 4 facades have unobstructed fixed windows
- Designed to support data center operations the majority of the building facades do not have windows sufficient to support residential use. Limited existing window openings would require numerous new openings on facades.

GROSS FLOOR AREA +/-

209,308 ft²

AVAILABLE ELEVATORS

Count Not Verified

FLOORS 3RD-13TH:

This building has a ground floor lobby. Thereby reducing the number of full floors available for residential conversion.

The irregular building floor plate with a central core and larger core to window/lease depth negatively impacts floor plate efficiency.

The corners the building will be difficult to use for unit area due to lack of windows. The central portions of the floor plate around the core will be difficult to use as unit area.

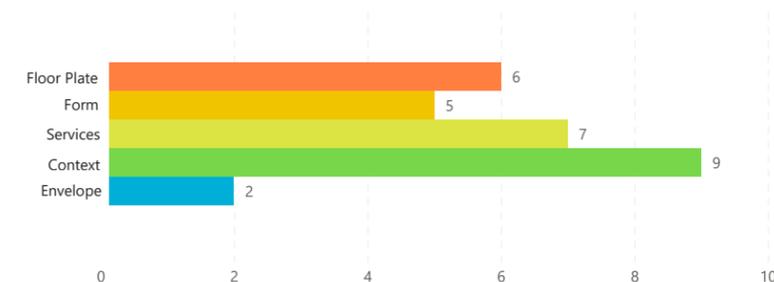
The ground floor lobby allows for mixed use occupancies, or shared amenities within the building. There is not enough existing window area or window distribution on any side of the building to provide good access to views and daylight. Unless the window area on each façade can be increased significantly this building does not have enough interior daylight for an efficient conversion.

The ground floor is assumed to remain as retail/alternate use for public access to the skywalk. Multi-Family Residential is a permitted use in Zoning District B4 where this building is located.

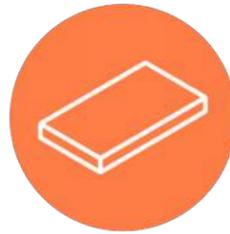
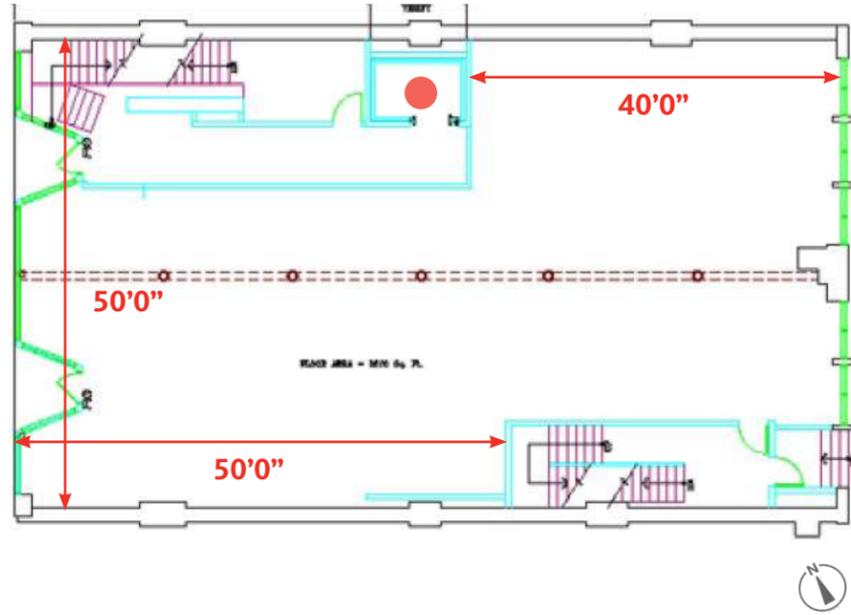
Property is potentially not suitable for conversion to Residential.

51% Compatibility	1	1	6,643,436
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
77%	97	19,445 m ²	9,178,156
Vacancy Rate	Estimated Total # of units	209,308 ft ²	Max. GHG Savings (KgCO ₂ e)
		Convertible Area	

Ranked Compatibility by Project



REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

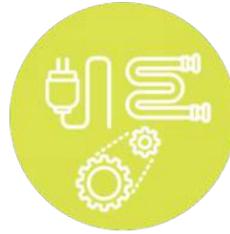
- 5,468 ft² - Floor plate smaller than ideal area for residential use
- Core to window depth: 50'-0" - larger than ideal in some directions. Ideal depth is 35'-0"-45'-0".



BUILDING FORM

Shape of typical floor plate

- Rectangular
- Accommodates residential unit planning



SERVICES

Loading, parking, MEP, structure

- Parking is not available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 2 of 4 facades have unobstructed operable and operable windows
- A number of windows will likely need to be replaced

GROSS FLOOR AREA +/-

16,404 ft²

AVAILABLE ELEVATORS

1 Passenger Elevators

FLOORS 2ND-4TH:

This building has a ground floor retail. The rectangular building floor plate with an off-center core and larger core to window/lease depth impacts floor plate efficiency.

Units would likely be focused on the east and west sides of the building to maximize daylighting. The north and south sides of the building will be difficult to use for unit area due to lack of windows. The central portions of the floor plate around the core will be difficult to use as unit area but can be considered for building amenity uses.

The ground floor retail allows for mixed use occupancies, or shared amenities within the building. Windows on 2 sides of the building provide good access to views and daylight but the windows may need to be replaced.

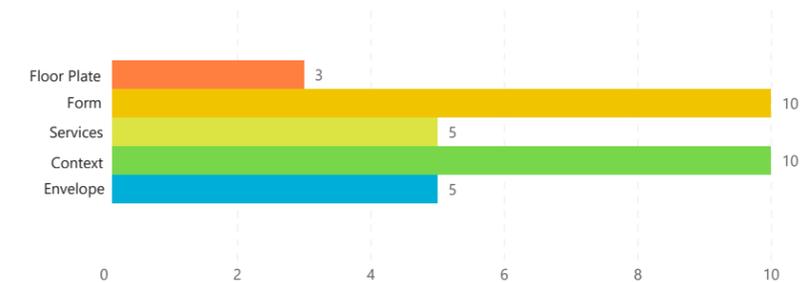
The ground floor is assumed to remain as retail/alternate use for public access to the skywalk. Multi-Family Residential is a permitted use in Zoning District B5 where this building is located.

Although the compatibility score is low good, this the building is potentially suitable for further conversion studies.

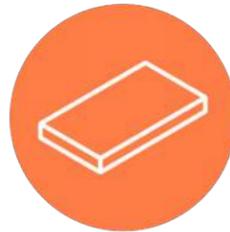
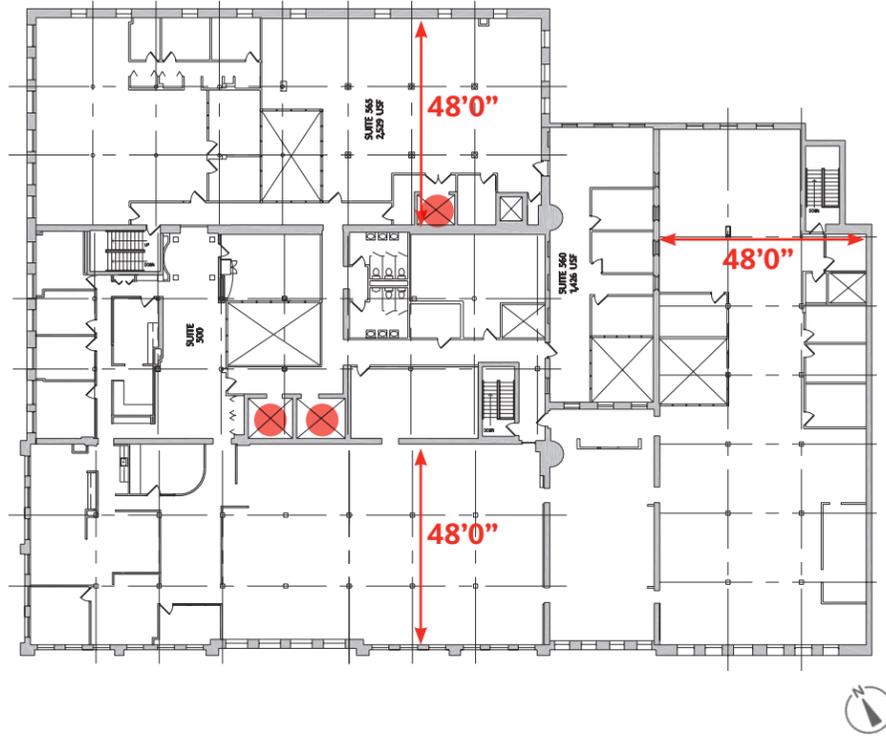
Property is potentially suitable for conversion to Residential.

63% Compatibility	1	1	520,663
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
	0%	18	719,315
Vacancy Rate	Estimated Total # of units	1,524 m ²	Max. GHG Savings (KgCO ₂ e)
		16,404 ft ²	Convertible Area

Ranked Compatibility by Project



REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

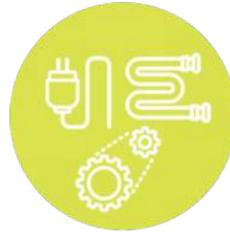
- 27,987 ft² - Floor plate larger than ideal area for residential use
- Core to window depth: 48'-0" - larger than ideal in some directions. Ideal depth is 35'-0"-45'-0".



BUILDING FORM

Shape of typical floor plate

- Rectangular
- Accommodates residential unit planning



SERVICES

Loading, parking, MEP, structure

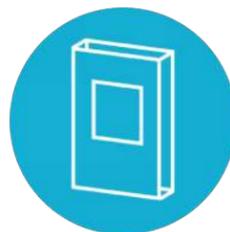
- Parking is available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 3 of 4 facades have unobstructed punched windows
- A number of windows will likely need to be replaced and/or operable sections added

GROSS FLOOR AREA +/-

111,948 ft²

AVAILABLE ELEVATORS

2 Passenger + 1 Service Elevators

FLOORS 2ND-5TH:

This building has a ground floor lobby, retail, and access to a skywalk. Thereby reducing the number of full floors available for residential conversion. The rectangular building floor plate with a varying core and larger core to window/lease depth negatively impacts floor plate efficiency.

Units would likely be focused on the south and west sides of the building to maximize daylighting. The east side of the building will be difficult to use for unit area due to lack of windows. The central portions of the floor plate around the core will be difficult to use as unit area but can be considered for building amenity uses.

The ground floor lobby and retail allow for mixed use occupancies, or shared amenities within the building.

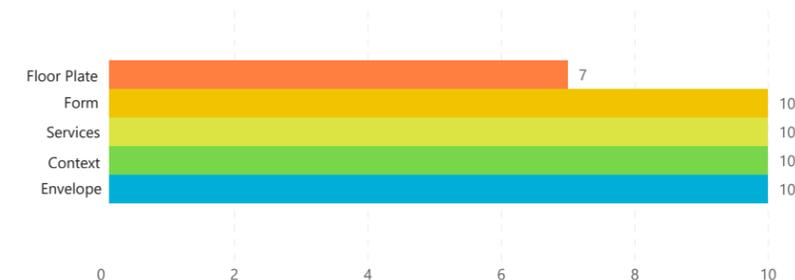
Windows on 3 sides of the building provide good access to views and daylight but the windows may need to be replaced and/or operable window sections added.

The ground floor is assumed to remain as retail/alternate use for public access to the skywalk. Multi-Family Residential is a permitted use in Zoning District B5 where this building is located.

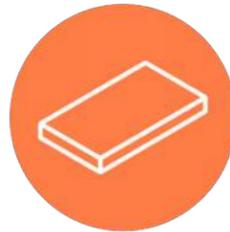
Property is potentially suitable for conversion to Residential.

91% Compatibility	1	1	3,553,230
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
100%	121	10,400 m ²	4,908,920
Vacancy Rate	Estimated Total # of units	111,948 ft ²	Max. GHG Savings (KgCO ₂ e)
		Convertible Area	

Ranked Compatibility by Project



REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

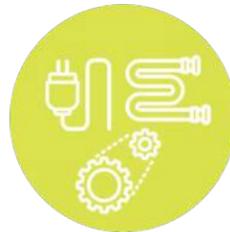
- 50,000 ft² - Floor plate larger than ideal area for residential use
- Core to window depth: 80'-0" - larger than ideal in some directions. Ideal depth is 35'-0"-45'-0".



BUILDING FORM

Shape of typical floor plate

- Irregular
- Accommodates residential unit planning



SERVICES

Loading, parking, MEP, structure

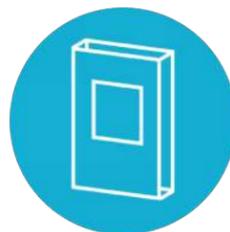
- Parking is available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 4 of 4 facades have unobstructed punched windows
- A number of windows will likely need to be replaced and/or operable sections added

GROSS FLOOR AREA +/-

300,000 ft²

FLOORS 1ST-6TH:

This is an irregularly shaped building; all floors above grade are considered for conversion. Lower-level floors are not considered for conversion.

The building floor plate with a central core and larger core to window/lease depth negatively impacts floor plate efficiency.

Units can be provided on all sides of the building with larger units focused on the south sides of the building to maximize views towards the river. The central portions of the floor plate around the core will be difficult to use as unit area but can be considered for building amenity uses.

The ground floor provides area for shared building amenities.

Windows on 4 sides of the building provide good access to views and daylight but the windows may need to be replaced and/or operable window sections added.

Multi-Family Residential is a permitted use in Zoning District B4 where this building is located. Due to existing topography floors that are fully or partially below grade are not suitable for residential use.

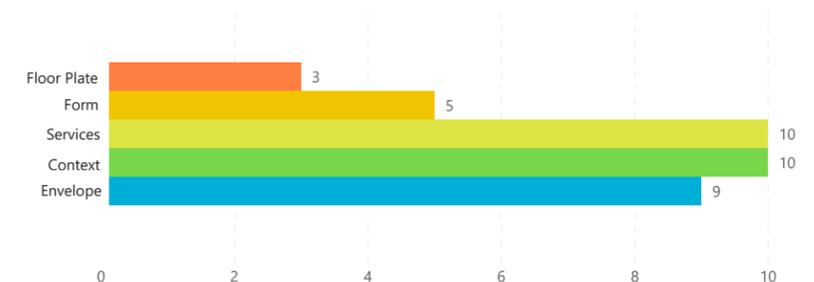
AVAILABLE ELEVATORS

6 Passenger + 1 Service Elevators

Property is potentially not suitable for conversion to Residential.

61% Compatibility	1	1	9,522,000
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
	100%	323	13,155,000
Vacancy Rate	Estimated Total # of units	27,871 m ²	Max. GHG Savings (KgCO ₂ e)
		300,000 ft ²	Convertible Area

Ranked Compatibility by Project



16.1 Saint Paul Athletic Club | 340 Cedar St, St Paul, MN

Floors 3rd-9th (Part 1 of 2)

Owner: Commonwealth Properties

Built: 1917

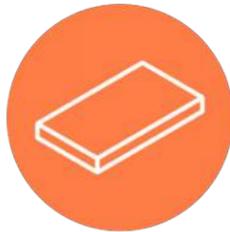
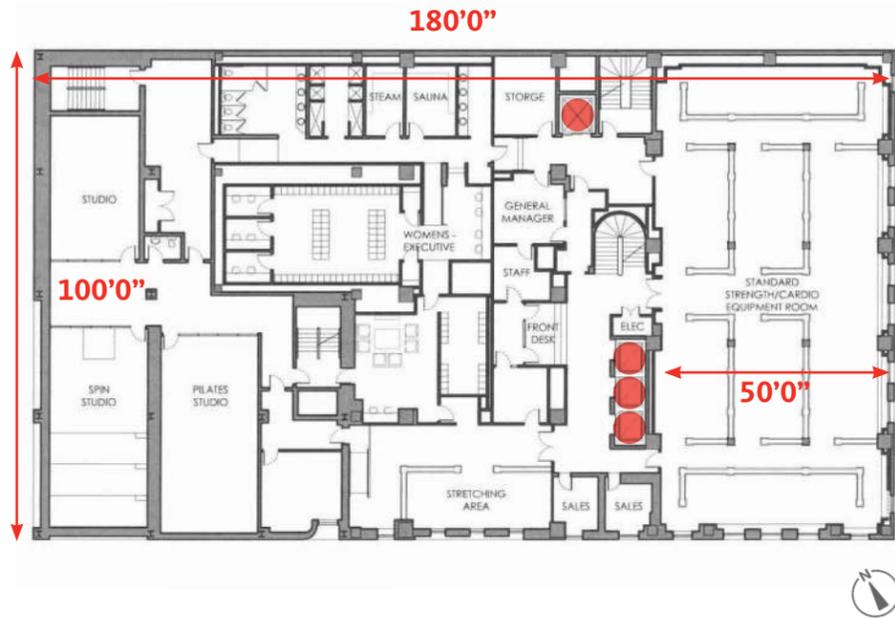
Zoning: B4

Architect: Allen H Stem + Charles A. Reed

Renovation: 2022

Estimated Site Area: 14,811 ft²

REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

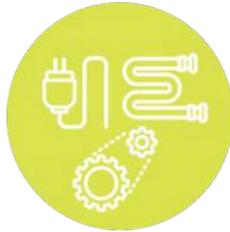
- 27,000 ft² - Floor plate larger than ideal area for residential use
- Core to window depth: 50'-0" - larger than ideal in some directions. Ideal depth is 35'-0"-45'-0".



BUILDING FORM

Shape of typical floor plate

- Rectangular
- Accommodates residential unit planning



SERVICES

Loading, parking, MEP, structure

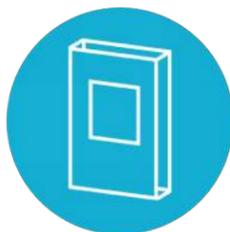
- Parking is not available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 2 of 4 facades have unobstructed punched windows
- A number of windows will likely need to be replaced and/or operable sections added

GROSS FLOOR AREA +/-

189,000 ft²

AVAILABLE ELEVATORS

3 Passenger + 1 Service Elevators

FLOORS 3RD-9TH:

This stacked rectangular building has a ground floor lobby and second floor skywalk access. Thereby reducing the number of full floors available for residential conversion. Average local property compatibility score = 75%. Please refer to individual compatibility scores.

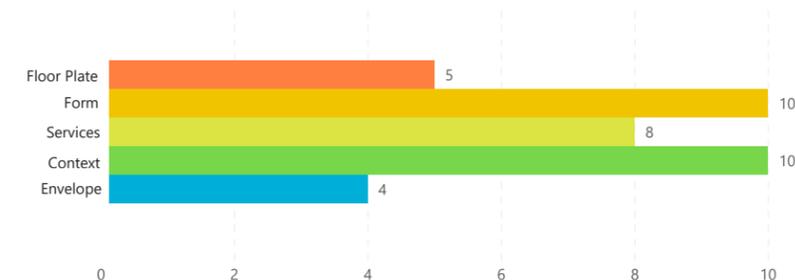
The rectangular building floor plate with a central core and larger core to window/lease depth impacts floor plate efficiency. Units would likely be focused on the east and south sides of the building to maximize daylighting. The north and west sides of the building will be difficult to use for unit area due to lack of windows. The central portions of the floor plate around the core will be difficult to use as unit area but can be considered for building amenity uses. The building has several areas of two-story spaces that could be used for larger duplex units.

The ground floor lobby and second floor skywalk access allow for mixed use occupancies, or shared amenities within the building. If the whole building is converted additional units could be gained on the second floor. The ground floor provides area for retail or shared building amenities. Windows on 2 sides of the building provide good access to views and daylight but the windows may need to be replaced and/or operable window sections added. The ground floor and second floor are assumed to remain as alternate use for public access to the skywalk. Multi-Family Residential is a permitted use in Zoning District B4 where this building is located.

Property is potentially suitable for conversion to Residential.

72% Compatibility	1	1	4,565,355
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
88%	155	13,363 m ²	6,307,209
Vacancy Rate	Estimated Total # of units	143,836 ft ²	Max. GHG Savings (KgCO ₂ e)
		Convertible Area	

Ranked Compatibility by Project



16.2 Saint Paul Athletic Club | 340 Cedar St, St Paul, MN

Floors 10th-14th (Part 2 of 2)

Owner: Commonwealth Properties

Built: 1917

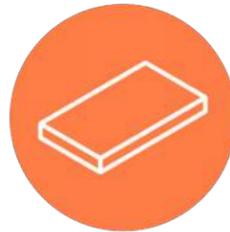
Zoning: B4

Architect: Allen H Stem + Charles A. Reed

Renovation: 2022

Estimated Site Area: 14,811 ft²

REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

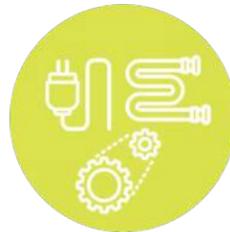
- 13,000 ft² - Floor plate larger than ideal area for residential use
- Core to window depth: 50'-0" - larger than ideal in some directions. Ideal depth is 35'-0"-45'-0".



BUILDING FORM

Shape of typical floor plate

- Rectangular
- Accommodates residential unit planning



SERVICES

Loading, parking, MEP, structure

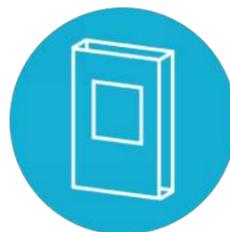
- Parking is not available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 4 of 4 facades have unobstructed punched windows
- A number of windows will likely need to be replaced and/or operable sections added

GROSS FLOOR AREA +/-

65,000 ft²

FLOORS 10TH-14TH:

This stacked rectangular building has a smaller floor plate in the top section of the building. Average local property compatibility score = 75%. Please refer to individual compatibility scores.

The rectangular building floor plate with a varying core and larger core to window/lease depth negatively impacts floor plate efficiency.

Units would be focused on all sides of the building to maximize daylighting.

The ground floor lobby and second floor skywalk access allow for mixed use occupancies, or shared amenities within the building. If the whole building is converted additional units could be gained on the second floor. The ground floor provides area for retail or shared building amenities.

Windows on 4 sides of the building provide good access to views and daylight.

Multi-Family Residential is a permitted use in Zoning District B4 where this building is located.

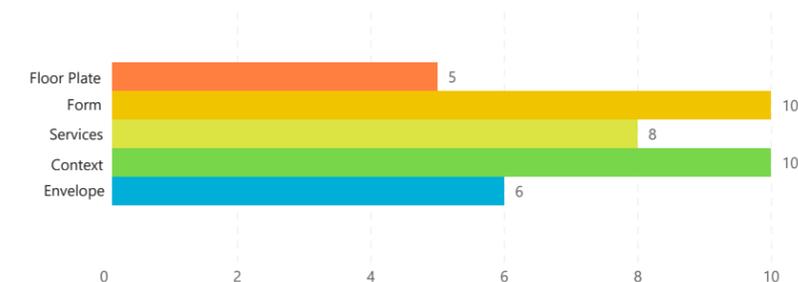
AVAILABLE ELEVATORS

3 Passenger + 1 Service Elevators

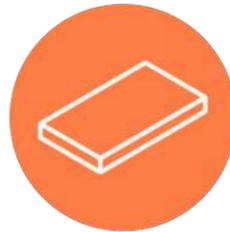
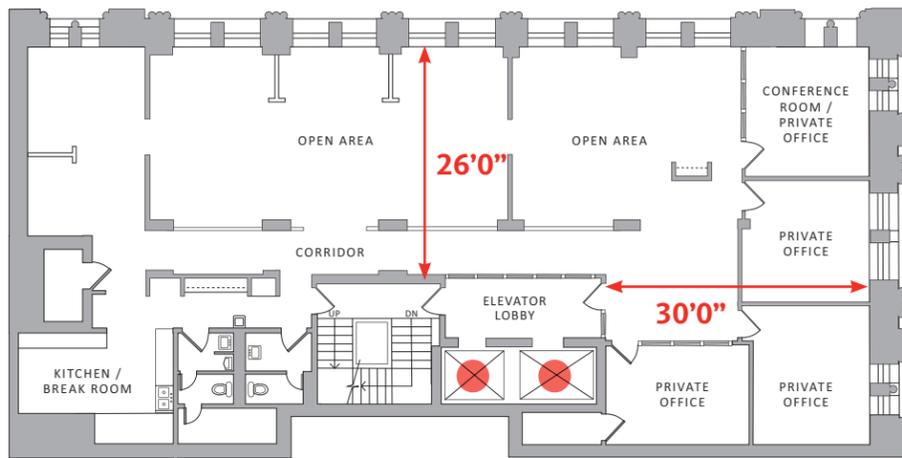
Property is potentially suitable for conversion to Residential.

77% Compatibility	1	1	2,063,100
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
88%	70	6,039 m ²	2,850,250
Vacancy Rate	Estimated Total # of units	65,000 ft ²	Max. GHG Savings (KgCO ₂ e)
		Convertible Area	

Ranked Compatibility by Project



REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

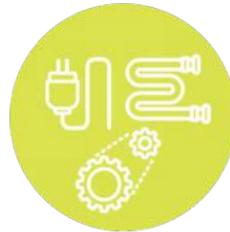
- 4,479 ft² - Floor plate smaller than ideal area for residential use
- Core to window depth: 30'-0" - smaller than ideal in some directions. Ideal depth is 35'-0"-45'-0".
- Additional stair may be required.



BUILDING FORM

Shape of typical floor plate

- Rectangular
- Accommodates residential unit planning



SERVICES

Loading, parking, MEP, structure

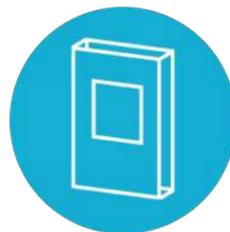
- Parking is not available on site
- Loading area not available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- Floors 2-4 have 2 of 4 facades with unobstructed operable windows
- Floors 5-8 have 4 of 4 facades with unobstructed operable windows
- A number of windows will likely need to be replaced and/or operable sections added

GROSS FLOOR AREA +/-

31,353 ft²

AVAILABLE ELEVATORS

2 Passenger Elevators

FLOORS 2nd-8TH:

This building has a ground floor lobby, retail, and access to a skywalk. The rectangular building floor plate with an off-centered core and smaller core to window/lease depth impacts floor plate efficiency.

Units would likely be focused on the north and west sides of the building to maximize daylighting. The east and south sides of the building will be difficult to use for unit area due to lack of windows but can be considered for building amenity uses. A single loaded corridor facing north can be considered for laying units, but the unit mix will be constrained due to the floor plate depth.

The ground floor lobby and retail allow for mixed use occupancies, or shared amenities within the building.

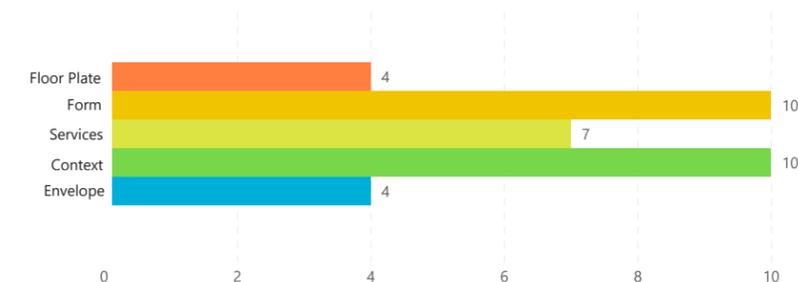
Windows on 2 sides of the building provide good access to views and daylight.

Floors 2-8 are considered for conversion but consider the public access to the skywalk on floor 2 will need to be maintained. Multi-Family Residential is a permitted use in Zoning District B4 where this building is located.

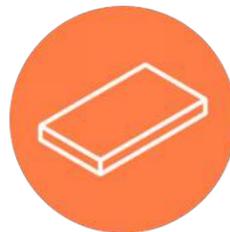
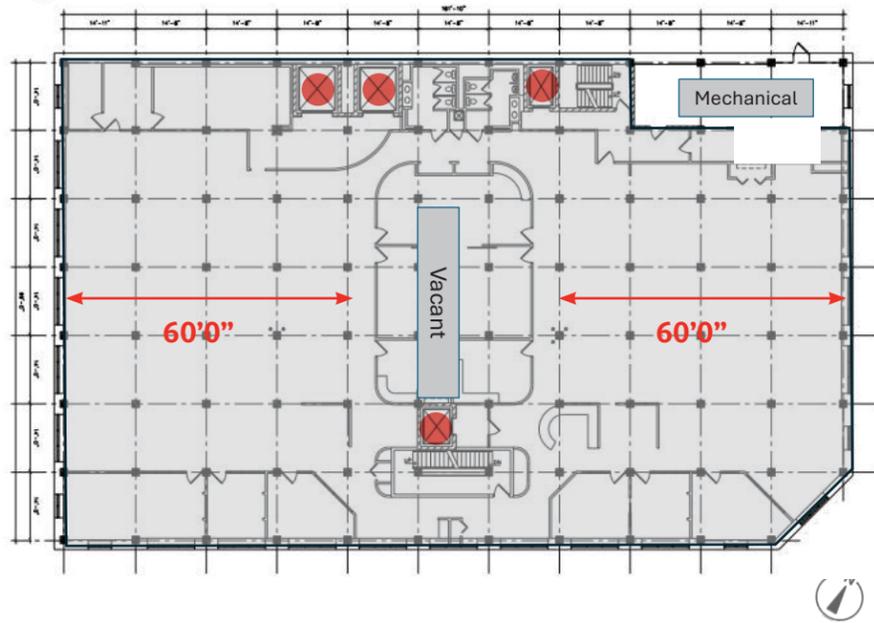
Property is potentially not suitable for conversion to Residential.

65% Compatibility	1	1	1,137,308
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
17%	39	3,329	1,571,233
Vacancy Rate	Estimated Total # of units	35,832	Max. GHG Savings (KgCO ₂ e)
		Convertible Area	

Ranked Compatibility by Project



REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

- 15,000 ft² - Floor plate larger than ideal area for residential use
- Core to window depth: 60'-0" - larger than ideal in some directions. Ideal depth is 35'-0"-45'-0".



BUILDING FORM

Shape of typical floor plate

- Rectangular
- Accommodates residential unit planning



SERVICES

Loading, parking, MEP, structure

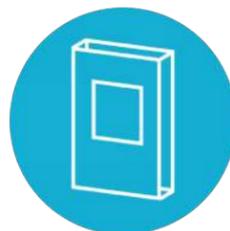
- Parking is available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 3 of 4 facades have unobstructed punched windows
- A number of windows will likely need to be replaced and/or operable sections added.
- Windows are very small and may need to be increased in height to provide adequate light and ventilation.

GROSS FLOOR AREA +/-

75,000 ft²

AVAILABLE ELEVATORS

2 Passenger + 2 Service Elevators

FLOORS 2ND-6TH:

This building has ground floor lobby and retail. The rectangular building floor plate with an off-centered core and larger core to window/lease depth impacts floor plate efficiency.

Units would likely be focused on the south, east, and west sides of the building to maximize daylighting. The north side of the building will be difficult to use for unit area due to lack of windows. The central portions of the floor plate around the core will be difficult to use as unit area but can be considered for building amenity uses.

The ground floor lobby and retail allow for mixed use occupancies, or shared amenities within the building.

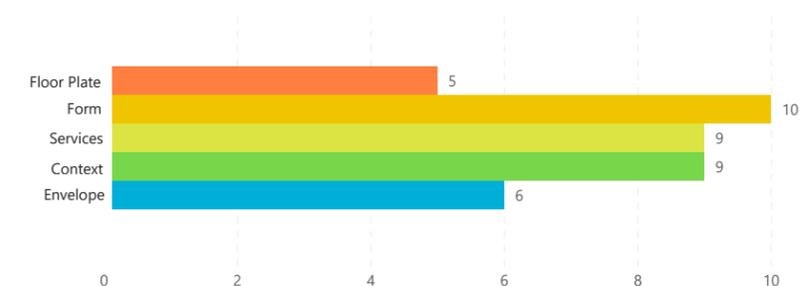
Windows on 3 sides of the building provide good access to views and daylight but the windows may need to be replaced and/or operable window sections added.

The ground floor is assumed to remain as alternate use. Multi-Family Residential is a permitted use in Zoning District B5 where this building is located.

Property is potentially suitable for conversion to Residential.

76% Compatibility	1	1	2,380,500
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
18%	81	6,968 m ²	3,288,750
Vacancy Rate	Estimated Total # of units	75,000 ft ²	Max. GHG Savings (KgCO ₂ e)
		Convertible Area	

Ranked Compatibility by Project



19.1 Town Square UBS Tower | 444 Cedar St, St Paul, MN

Tower 1, Floors 5th-23rd (Part 1 of 2)

Owner: Crescent Investment Group

Built: 1980

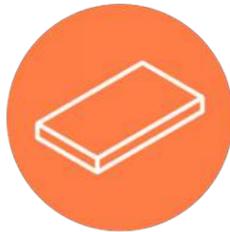
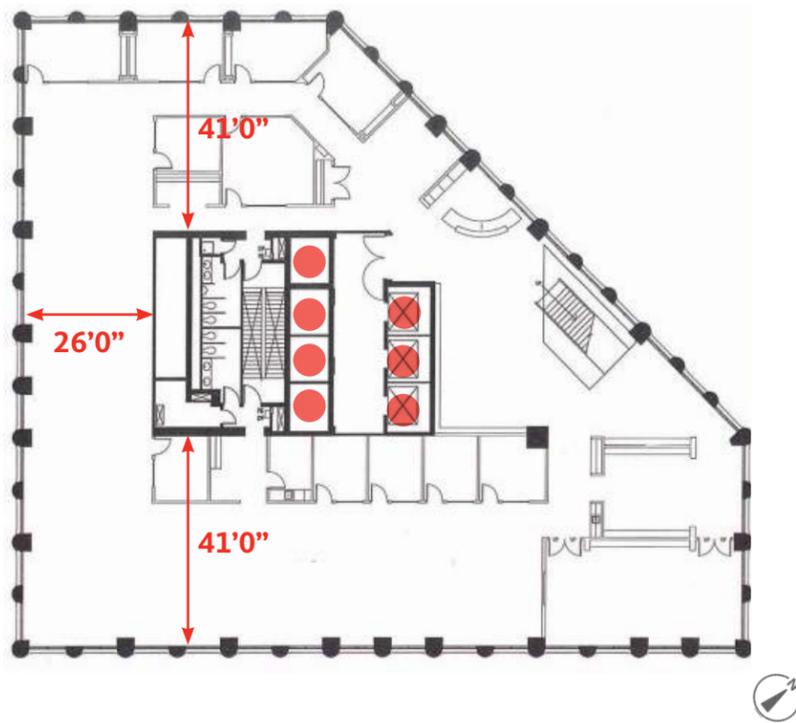
Zoning: B4

Architect: Skidmore, Owings & Merrill

Renovation: N/A

Estimated Site Area: 62,290 ft²

REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

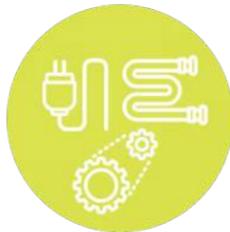
- 14,025 ft² - Floor plate larger than ideal area for residential use
- Core to window depth: 41'-0" - ideal in some directions. Ideal depth is 35'-0"-45'-0".
- Existing "scissor Stair" would need approval and could be "grandfathered" into approval.



BUILDING FORM

Shape of typical floor plate

- Wedge
- Accommodates residential unit planning



SERVICES

Loading, parking, MEP, structure

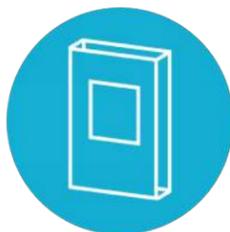
- Parking is available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 4 of 4 facades have unobstructed punched windows
- A number of windows will likely need to be replaced and/or operable sections added

GROSS FLOOR AREA +/-

266,475 ft²

AVAILABLE ELEVATORS

6 Passenger + 1 Service Elevators

FLOORS 5TH-23RD:

This building has a ground floor lobby, shared podium, and lower mechanical floors. Thereby reducing the number of full floors available for residential conversion.

The wedge-shaped building floor plate with a central core and good core to window/lease depth allows for a reasonable level of floor plate efficiency.

Units would likely be focused on all sides of the building to maximize views and daylight.

The ground floor lobby and shared podium allow for mixed use occupancies, or shared amenities within the building.

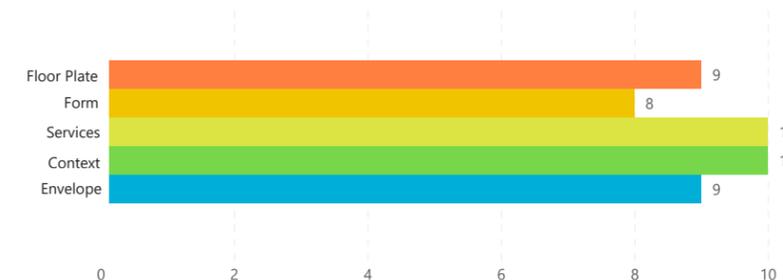
Windows on four sides of the building provide good access to views and daylight but the windows may need to be replaced and/or operable window sections added.

The ground floor, podium, and lower floors are assumed to remain as alternate use, and for public access to the skywalk. Multi-Family Residential is a permitted use in Zoning District B4 where this building is located.

Property is potentially suitable for conversion to Residential.

88% Compatibility	1	1	8,012,763
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
25%	272	23,453 m ²	11,069,932
Vacancy Rate	Estimated Total # of units	252,450 ft ²	Max. GHG Savings (KgCO ₂ e)
		Convertible Area	

Ranked Compatibility by Project



19.2 Town Square Tower | 444 Cedar St, St Paul, MN

Tower 2, Floors 5th-25th (Part 2 of 2)

Owner: Crescent Investment Group

Built: 1980

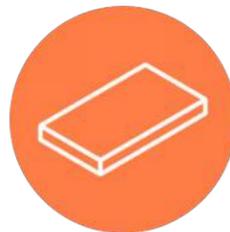
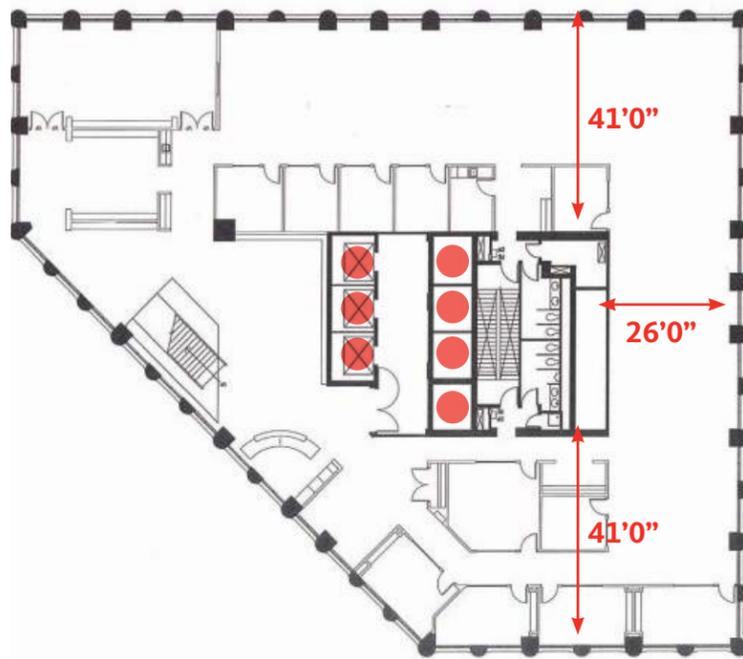
Zoning: B4

Architect: Skidmore, Owings & Merrill

Renovation: N/A

Estimated Site Area: 62,290 ft²

REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

- 14,025 ft² - Floor plate larger than ideal area for residential use
- Core to window depth: 41'-0" - ideal in some directions. Ideal depth is 35'-0" - 45'-0".
- Existing "scissor Stair" would need approval and could be "grandfathered" into approval.



BUILDING FORM

Shape of typical floor plate

- Wedge
- Accommodates residential unit planning



SERVICES

Loading, parking, MEP, structure

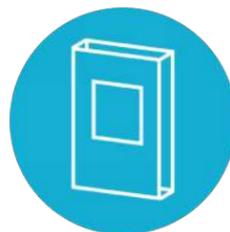
- Parking is available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 4 of 4 facades have unobstructed punched windows
- A number of windows will likely need to be replaced and/or operable sections added

GROSS FLOOR AREA +/-

294,525 ft²

AVAILABLE ELEVATORS

6 Passenger + 1 Service Elevators

FLOORS 5TH-25TH:

This building has a ground floor lobby, shared podium, and lower mechanical floors. Thereby reducing the number of full floors available for residential conversion.

The wedge-shaped building floor plate with a central core and good core to window/lease depth allows for a reasonable level of floor plate efficiency.

Units would likely be focused on all sides of the building to maximize views.

The ground floor lobby and shared podium allow for mixed use occupancies, or shared amenities within the building.

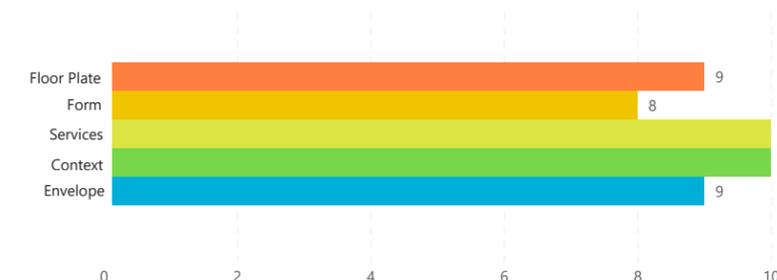
Windows on four sides of the building provide good access to views and daylight but the windows may need to be replaced and/or operable window sections added.

The ground floor, podium, and lower floors are assumed to remain as alternate use, and for public access to the skywalk. Multi-Family Residential is a permitted use in Zoning District B4 where this building is located.

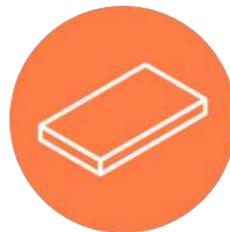
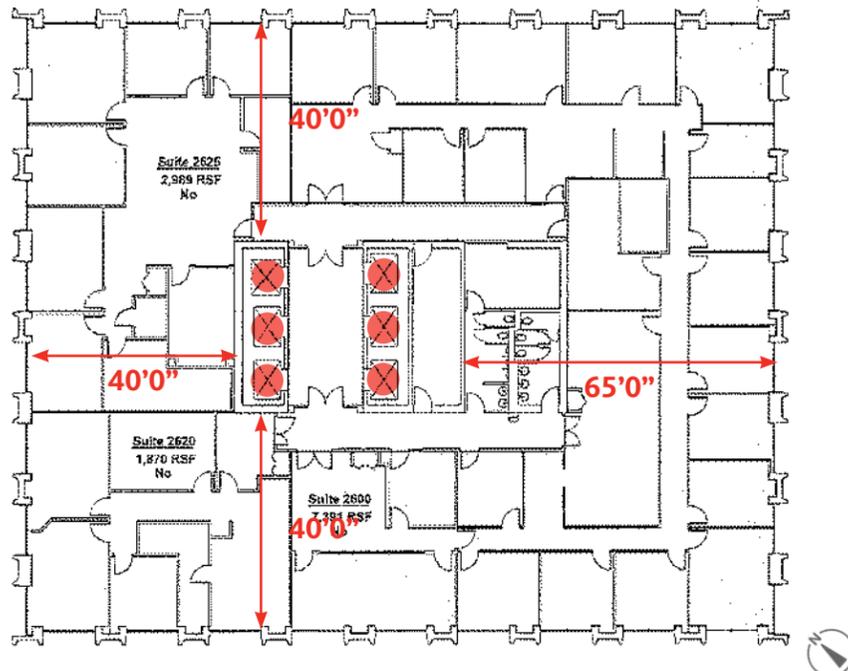
Property is potentially suitable for conversion to Residential.

88% Compatibility	1	1	8,903,070
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
	7%	302	12,299,925
	Vacancy Rate	Estimated Total # of units	Max. GHG Savings (KgCO ₂ e)
			26,059 m ²
			280,500 ft ²
			Convertible Area

Ranked Compatibility by Project



REFERENCE IMAGE



FLOOR PLATE

Ideal area of 8,000 ft² [750 m²]

- 14,840 ft² - Floor plate larger than ideal area for residential use
- Core to window depth: 40'-0" - ideal in some directions. Ideal depth is 35'-0" - 45'-0".
- Existing "scissor Stair" would need approval and could be "grandfathered" into approval.



BUILDING FORM

Shape of typical floor plate

- Rectangular
- Accommodates residential unit planning



SERVICES

Loading, parking, MEP, structure

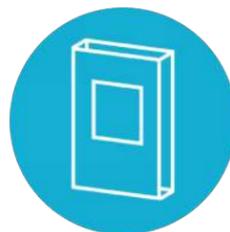
- Parking is available on site
- Loading area available on site



CONTEXT

Walkability and proximity to transportation

- Walkable area
- Good access to transit



ENVELOPE

Performance, sight & distance between adjacent buildings

- 4 of 4 facades unobstructed punched windows
- A number of windows will likely need to be replaced and/or operable sections added

GROSS FLOOR AREA +/-

311,640 ft²

AVAILABLE ELEVATORS

6 Passenger Elevators

FLOORS 6TH-26TH:

This building has ground floor lobby and parking entrances, and a second-floor podium and skywalk access, plus a multi-floor parking structure. Thereby reducing the number of full floors available for residential conversion.

The rectangular building floor plate has a central core and good core to window/lease depth allows for a reasonable level of floor plate efficiency.

Units would likely be evenly distributed on all sides of the building with larger units at the building corners.

The ground floor lobby and second floor podium allow for mixed use occupancies, or shared amenities within the building.

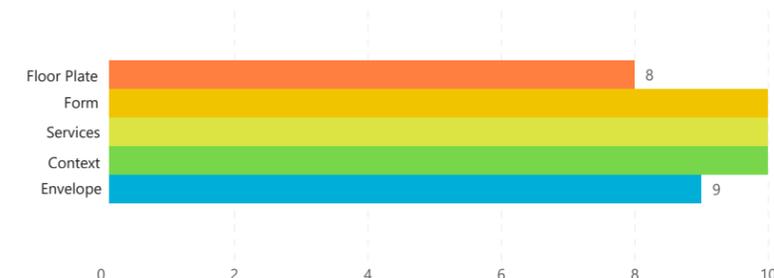
Windows on 4 sides of the building provide good access to views and daylight but the windows may need to be replaced and/or operable window sections added.

The ground floor lobby and parking entrances, and a second-floor podium are assumed to remain as retail/alternate use for public access to the skywalk. Multi-Family Residential is a permitted use in Zoning District B4 where this building is located.

Property is potentially suitable for conversion to Residential.

92% Compatibility	1	1	9,891,454
	# Unique Developer(s)	# Cities	Min. GHG Savings (KgCO ₂ e)
	42%	336	13,665,414
	Vacancy Rate	Estimated Total # of units	Max. GHG Savings (KgCO ₂ e)
			28,952 m ²
			311,640 ft ²
			Convertible Area

Ranked Compatibility by Project



Appendix

Thank You