



## MEMORANDUM

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**TO:** City Planning Commission, Committee of the Whole  
**FROM:** [Hilary Dvorak](#), Principal Planner, (612) 673-2639  
**DATE:** April 2, 2015  
**SUBJECT:** Washington & Chicago Mixed Use Development

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The applicant is proposing to redevelop the block located between Washington Avenue North, Chicago Avenue South, 3<sup>rd</sup> Street South and Park Avenue South. There are four buildings on the block; three of them will remain while one will be demolished as part of the development. The former Grainger Industrial Supply building, located at 724 3<sup>rd</sup> Street South, will be demolished. The remaining three buildings, Old Spaghetti Factory and both halves of Advance Thresher/Emerson-Newton Company, will be incorporated into the project. Minor changes will be made to the Old Spaghetti Factory building. The Old Spaghetti Factory restaurant will remain and the rest of the building will be used for offices. The Advance Thresher/Emerson-Newton Company buildings will be rehabbed and repurposed for a hotel and office uses.

On the remainder of the block the applicant is proposing to construct a seven-story, 185,000 square foot mixed-use building. There would be a grocery store located on the corner of Washington Avenue South and Chicago Avenue South and a smaller commercial space located along Washington Avenue South. In addition, there would be residential amenities along Chicago Avenue South and Third Street South. On the upper levels of the building there would be 181 dwelling units and additional amenity space for the residential portion of the development. In addition, there would be two levels of underground parking that would be dedicated for the residential, hotel, office and restaurant uses on the block. In total, 287 parking spaces would be located underground. There would also be 80 grade-level parking spaces that would be dedicated to the grocery store in the new building. These 80 parking spaces would be made available to other uses on the block outside of the business hours for the grocery store.

The Advance Thresher/Emerson-Newton Company building is a locally designated historic landmark and is listed in the National Register of Historic Places. Depending on the modifications to this building, a review by the Heritage Preservation Commission may be required.

### **LAND USE**

The site is zoned B4N Downtown Neighborhood District and is located in the DP Downtown Parking Overlay District. In the B4N zoning district there is no maximum floor area ratio but there is a 10-story height limitation. The overall height of the new building will be seven stories or 85 feet.

In the B4N zoning district there is no minimum parking requirement for any use; however, there are maximum parking requirements.

*The Minneapolis Plan for Sustainable Growth* identifies the site as mixed use on the future land use map. Chicago Avenue is designated as a Commercial Corridor and the northern portion of the site is located

in the Mill District Activity Center. The site is also located within the boundaries of the [Downtown East/North Loop Master Plan](#) and the [Update to the Historic Mills District Master Plan](#). Both of the plans call for mixed-use development on the site.

Since the last City Planning Commission, Committee of the Whole meeting the applicant has decided to bring the project forward as a Planned Unit Development.

### **CPC APPLICATIONS**

The following land use applications have been identified at this time:

- Conditional use permit for a planned unit development.
- Conditional use permit for a surface parking lot located in the DP Downtown Parking Overlay District.
- Variance to increase the number of surface parking spaces in the DP Downtown Parking Overlay District from 20 to 40.
- Variance to increase the height of a fence located within five feet of a public sidewalk from the maximum of 6 feet to 12 feet.
- Site plan review.
- Replat.

The Planned Unit Development alternatives that are needed for the project include:

- Setbacks for both the residential (15 feet to 10 feet) and hotel uses (15 feet to 0 feet) where windows are facing the interior property lines
- Parking maximum for the grocery store (59 spaces to 80 spaces)
- Curb cut width on Chicago Avenue South and Park Avenue South
- Loading reduction for both the residential (1 small space to 0 spaces) and hotel uses (2 large spaces to 0 spaces)

A total of 15 points worth of amenities are required for the Planned Unit Development. The parking and loading related alternatives above do not require that alternatives be provided. The applicant is proposing to include the following:

- Historic preservation (10)
- Decorative or pervious surface for on-site parking and loading areas, drives, driveways and walkways (3)
- Decorative fencing (1)
- Recycling storage area (1)



CoW - April 2, 2015

**Zoning Analysis:** 713 Washington Ave s & 724 3rd St S (Current addresses)

Replatted properties	Lot Size	GFA	FAR
Lot 1 size (Old Spaghetti Factory)	19,156	45,569	2.38
Lot 2 size (Advance Thresher)	25,941	125,024	4.82
Lot 3 size (New Construction)	64,513	191,070	2.96
<b>Total</b>	<b>109,610</b>	<b>361,663</b>	<b>3.30</b>

Zoning District	B4N
Overlay District	Downtown Parking
Max FAR	none
Min FAR	2.0
Dwelling Units	181
Max Height	10 stories, 140' (increase allowed with Conditional Use Permit)
Proposed height	6 stories, 85'-0"

Parking Analysis of Entire Block					
Lot 3 (new construction)	Proposed DU or GSF	Base Zoning		Applied Zoning	
		Min	Max	Min	Max
Required Parking					
Residential	181	*	1.6	4	290
Grocery	17,386	0	0.0033	0	57
Retail	4,392	0	0.005	0	22
<b>Total</b>				<b>4</b>	<b>347</b>
Lot 1 (existing)	Proposed DU or GSF	Base Zoning		Applied Zoning	
		Min	Max	Min	Max
Required Parking					
Restaurant	17,064	0	0.005	0	85
Office	28,505	0	0.005	0	143
<b>Total</b>				<b>0</b>	<b>228</b>
Lot 2 (adapted reuse)	Proposed DU or GSF	Base Zoning		Applied Zoning	
		Min	Max	Min	Max
Required Parking					
Hotel	125	0	1	0	125
Office	44,468	0	0.005	0	222
<b>Total</b>				<b>0</b>	<b>347</b>
<b>Total</b>				<b>4</b>	<b>922</b>

Parking Provided	Stalls
Minus 2	135
Minus 1	152
Level 1	80
<b>Total</b>	<b>367</b>

Residential  
Restaurant/office/hotel  
Grocery

\* Min 1 guest stall per 50 dwellings

**Updates since February 12, 2015 Committee of the Whole meeting**

- Land Use Applications: Based on feedback from staff planner and 2/12/15 CoW comments, the new construction, renovated Thresher Square and existing Old Spaghetti Factory building will be entitled as a Planned Unit Development. Required applications are as follows:
    - CUP to establish a Planned Unit Development
      - Proposed Alternatives:
        - 10 pts – Establish PUD
        - 5 pts – Reduced interior side yard setbacks
          - From 15 feet to 0 feet at east lot line of Thresher (a 30' wide no-build easement on the adjacent property will allow the existing windows to remain).
          - From 15 feet to 10 feet on western lot line of new construction (for the dwelling units that occur on this face, the main living spaces will be oriented toward the north and south; only the second bedrooms will face toward OSF).
        - 0 pts – Increase in maximum allowable parking for grocery use from 59 stalls to 80 stalls
      - Proposed amenities:
        - 10 pts – Historic preservation
        - 3 pts – Decorative paving for parking/loading areas
        - 1 pt – Recycling space
        - 1 pt – Decorative fencing (between Thresher and new construction)
    - CUP to establish an accessory parking lot within the Downtown Parking Overlay district
    - Variance to increase size of surface parking lot within the Downtown Parking Overlay district from 20 stalls to 40 stalls
    - Variance to increase allowable height of fence from 6 feet to 12 feet
    - Site Plan Review: in addition to typical materials the following have been identified:
      - TDMP
      - Certificate of No Change for Thresher buildings
- Thresher Square updates:
  - Canopy and signage design
  - Porte cochere design
  - Street level and typical hotel level plans
- Vehicular circulation
  - Wider curb cut on Chicago Avenue in order to provide for truck turning movement
- Relocated electrical transformers
  - Transformer for new construction located behind decorative fence on 3<sup>rd</sup> St S
  - Transformers for Thresher and OSF relocated to south of OSF



## Project Purpose and Vision

The purpose of the project is to redevelop a one block site in the Mill District as a Planned Unit Development. The project will provide new uses for the historic Advance Thresher two-building complex and will replace an existing surface parking lot and a vacant industrial building (formerly home to Grainger Industrial Supply) with a high-density mixed-use development. The resulting development will satisfy a key goal of the Mill District master plan by providing continuous, pedestrian-friendly urban fabric along Chicago Avenue from the Mississippi River to the Downtown East development, Multipurpose Stadium and Downtown East LRT station. The result will be a vibrant, pedestrian-friendly development that will not only serve Mill District residents with the introduction of a 14,000 sf national grocer, but will also draw retail customers from throughout other downtown and University neighborhoods. A two-story underground parking facility will serve the new residential development as well as the existing buildings on the block which currently utilize the surface parking lot. The two-building Thresher Square office complex (currently 70% vacant) will be renovated into a hotel and office space. The building commonly known as the Old Spaghetti Factory will remain unchanged except for partial demolition of a one-story loading dock that is currently underutilized.

## Architectural and Urban Design Vision

The three significant existing buildings on the block to remain (Old Spaghetti Factory, and the two-building Advance Thresher complex) are attractive and well-maintained turn-of-the-century industrial structures that establish a strong street wall along 3rd St, Park Ave and Washington Ave. The new construction will respect the existing buildings and fill out the block's urban fabric by adhering to the following urban design principles:

- Reinforcement of the existing urban street wall
- Clear rectilinear massing
- Simple, durable material palette of brick and glass at the street level and stamped metal shingles above
- Regularly distributed windows and openings
- Active street level uses

## Sustainable Features

The primary sustainable feature of the project is its high density and close proximity to transit and urban amenities. Proximity to downtown's 165,000 jobs, the skyway system and transit is what allows the project to provide resident parking at a lower ratio than most recent market rate housing developments (+/- 0.7 stalls/dwelling unit). In addition to the inherent sustainability of the site, the project will feature several energy efficient features:

- Continuous exterior insulation
- 90% efficient furnaces
- Dedicated chute for commingled recyclables
- LED lighting in parking levels and common areas
- Participation in Xcel Energy's Design Assistance Program will further incentivize energy-reduction measures

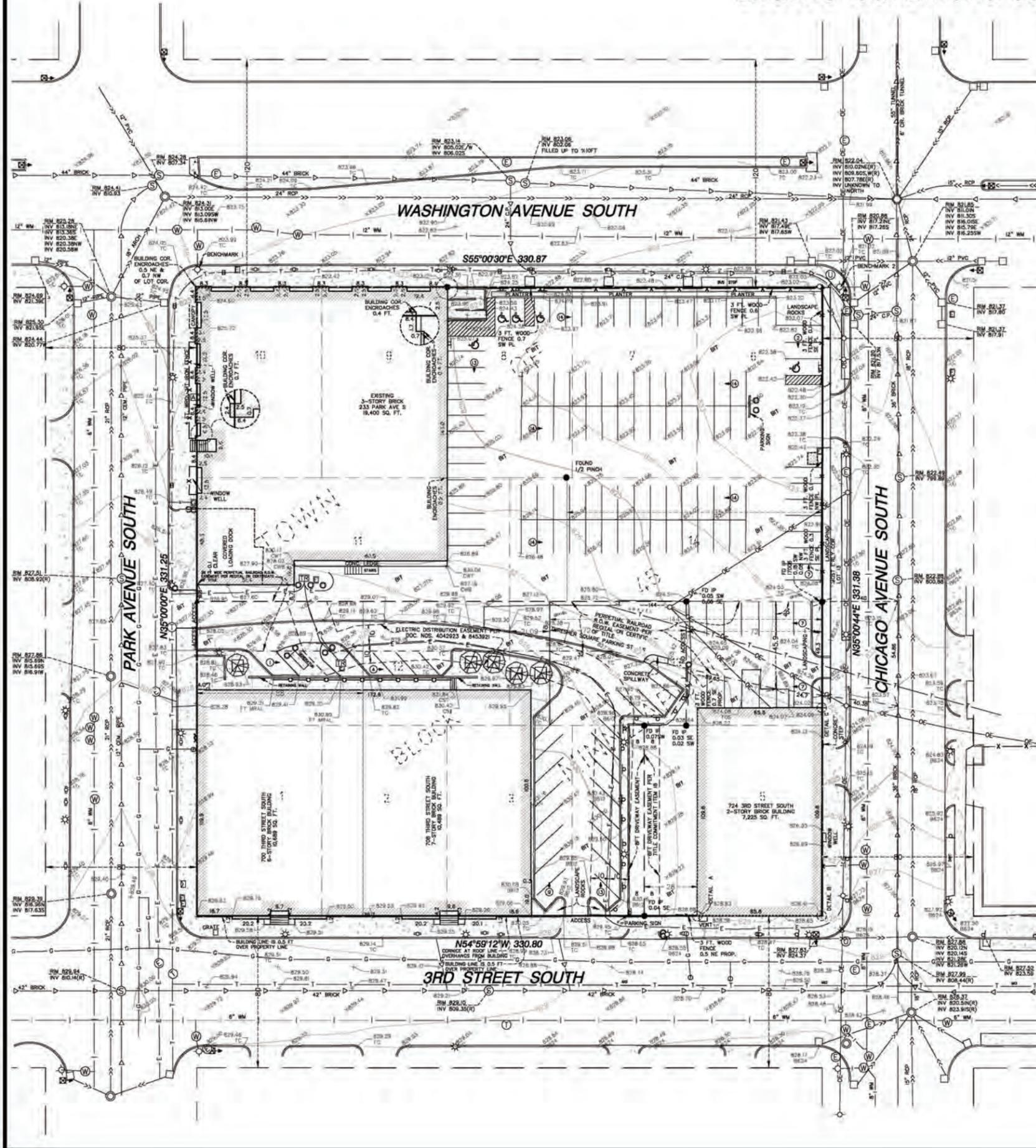


CoW – April 2, 2015



WASHINGTON & CHICAGO  
Minneapolis, MN

# EXISTING CONDITIONS SURVEY



## CASE & GRAINGER BUILDING PROPERTY DESCRIPTION

**PARCEL 1:**  
 Tract A:  
 All of Lots 9, 10, and 11, Block 45, Town of Minneapolis, Hennepin County, Minnesota.  
 Tract B:  
 That part of Lot 14, Block 45, lying Northwestly of the Southeastly 135 feet of said lot, Hennepin County, Minnesota.  
 Abstract and Torrens Property  
 Abstract Property (Tract A)  
 Torrens Property (Tract B)  
 Torrens Certificate No. 1192495

**PARCEL 2:**  
 Tract A:  
 Lots 5, 7 and Southeastly 135 feet of Lot 14, Block 45, Town of Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota.  
 Tract B:  
 Lot 8, Block 45, Town of Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota.  
 Abstract and Torrens Property  
 Abstract Property (Parcel A)  
 Torrens Property (Parcel B)  
 Torrens Certificate No. 1077014

**PARCEL 3:**  
 Lot 5 and the Southeastly 72 feet of Lot 13, Block 45, Town of Minneapolis, according to the plat thereof on file or recorded in the Office of the Registrar of Deeds in and for said Hennepin County, Minnesota.

**PARCEL 4:**  
 The Southeastly 28 feet of Lot 4 front to rear, Block 45, Town of Minneapolis, according to the plat thereof on file or record in the office of the Registrar of Deeds in and for said Hennepin County, Minnesota. Together with an easement for driveway over the Northwestly 8 feet of the Southeastly 36 feet of said Lot 4, front to rear.

**PARCEL 5:**  
 Hennepin County, Minnesota  
 Torrens Property (Parcels 3, 4 and 5)  
 Torrens Certificate No. 729749

## THRESHER SQUARE BUILDING PROPERTY DESCRIPTION

**PARCEL 1:**  
 The Northwestly 72 feet of the Southeastly 144 feet of Lot 13, Block 45, Town of Minneapolis, Hennepin County, Minnesota.

**PARCEL 2:**  
 All those parcels of land in Block 45, Town of Minneapolis described as follows:  
 That portion of Lots 2 and 12 lying Southeastly of a line 88 feet Southeastly of and parallel with the Northwestly line of said Block 45;  
 Lot 3;  
 The rear or Northwestly 21.09 feet of Lot 15;  
 Lot 4 except the Southeastly 28 feet thereof, front to rear, Block 45, Town of Minneapolis, Hennepin County, Minnesota.  
 Together with an easement for driveway over the Northwestly 8 feet, front to rear of said Southeastly 28 feet of said Lot 4.

**PARCEL 3:**  
 INTENTIONALLY DELETED

**PARCEL 4:**  
 All that part of Lot 13, Block 45, Town of Minneapolis, Hennepin County, Minnesota, which lies northwestly of the southeastly 144 feet thereof, and which lies southeastly of the northwestly 21.09 feet of said Lot 13.

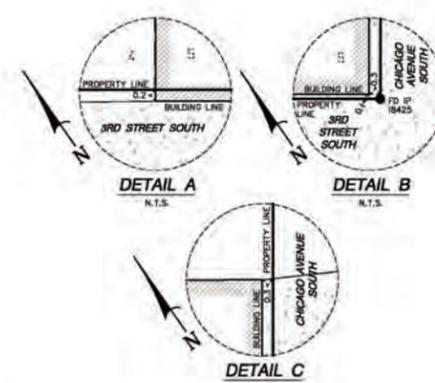
**PARCEL 5:**  
 Lot 1, Block 45; and also those portions of Lots 2 and 12, said Block 45, which lie northwestly of a line 88 feet southeastly of and parallel with the northwestly line of said Block 45, Town of Minneapolis, Hennepin County, Minnesota.  
 Parcels 1 and 2 are Torrens Property, Certificate of Title No. 1062261  
 Parcel 3 is Abstract Property  
 Parcels 4 and 5 are Torrens Property, Certificate of Title No. 1139768.5

## NOTES

- Property descriptions are from ALTA surveys by Alliant Engineering, Inc. dated March 7, 2013 for the Case & Grainger buildings and December 17, 2014 (review copy) for the Thresher Square building.
- The locations of underground utilities are depicted based on information from Gopher State One Call system for a "Boundary Survey locate". The information was provided by a combination of available maps, proposed plans or city records and field locations which may not be exact. Verify all utilities critical to construction or design.
- The Northwest line of Block 45, Town of Minneapolis is assumed to have a bearing of N35°00'00"E.
- All distances are in feet.
- The area of the above described property is 109,610 square feet or 2.516 acres.
- Benchmark 1: Top Nut of Hydrant located at the southeast corner of Park Avenue and Washington Avenue has an elevation of 827.02 feet NGVD 29.
- Benchmark 2: Top Nut of Hydrant located at the southwest corner of Chicago Avenue and Washington Avenue has an elevation of 824.53 feet NGVD 29.

## LEGEND

- |                             |                                 |
|-----------------------------|---------------------------------|
| ● FOUND IRON PIPE           | —>—>—> SANITARY SEWER           |
| ▲ FOUND MAG NAIL            | —>—>—> STORM SEWER              |
| ○ HYDRANT                   | —>—>—> WATERMAIN                |
| ⊕ WATER VALVE               | —E— UNDERGROUND ELECTRIC        |
| ⊗ SIGN                      | —G— UNDERGROUND GASMAIN         |
| □ CATCH BASIN               | —OE— OVERHEAD ELECTRIC          |
| ⊕ ELECTRIC BOX              | —T— UNDERGROUND TELEPHONE       |
| ⊙ LIGHT                     | —X— FENCE                       |
| ⊙ STORM MANHOLE             | —X— WROUGHT IRON FENCE          |
| ⊙ SANITARY MANHOLE          | —X— CONCRETE                    |
| ⊙ POWER POLE                | —X— (NO PARKING) STRIPE         |
| ⊙ WATER VALVE               | ⊙ ELECTRIC MANHOLE              |
| ⊕ TRAFFIC LIGHT             | ⊙ BOLLARD                       |
| ⊕ HAND HOLE                 | ⊕ TC/B612/B624 TOP BACK OF CURB |
| ⊕ UNKNOWN MANHOLE           | ⊕ CWT CONCRETE WALL-TOP         |
| ⊕ TELEPHONE MANHOLE         | ⊕ CWB CONCRETE WALL-BOTTOM      |
| ⊕ HEXAGONAL SAN. STRUCTURE  | ⊕ EXISTING ELEVATION            |
| ⊕ HEXAGONAL STORM STRUCTURE |                                 |
| > FIRE HOOKUP AT BUILDING   |                                 |
| ⊕ GAS VALVE                 |                                 |
| ⊕ PARKING METER             |                                 |
| ⊕ MAILBOX                   |                                 |





**ALLIANT**  
ENGINEERING

233 Park Ave S, Ste 300  
 Minneapolis, MN 55415  
 612.758.3080 MAIN  
 612.758.3099 FAX  
 www.alliant-inc.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under Minnesota statutes 326.02 to 326.16.

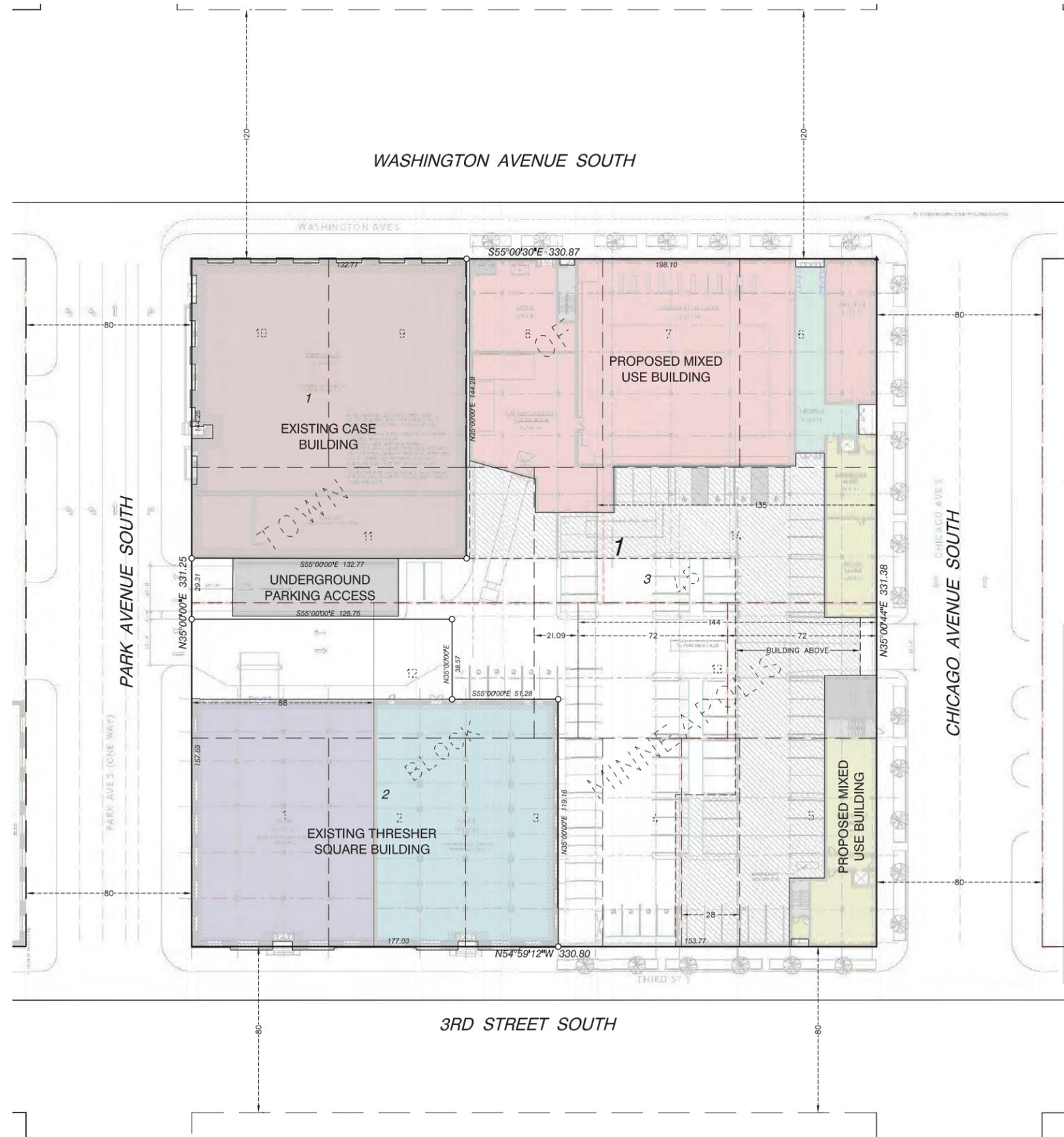
**DENNIS B. OLMSTEAD**  
 Print Name  
FOR REVIEW  
 Signature  
 Date \_\_\_\_\_ License Number \_\_\_\_\_

**WASHINGTON & CHICAGO MIXED USE DEVELOPMENT**

MINNEAPOLIS, MINNESOTA

DRAWN BY	DPE
CHECKED BY	DBO
DATE ISSUED	2/23/15
SCALE	1"=30'
JOB NO.	120018
BOOK	78

# PRELIMINARY WASHINGTON AND CHICAGO MIXED USE



### CASE & GRAINGER BUILDING PROPERTY DESCRIPTION

**PARCEL 1:**  
Tract A:  
All of Lots 9, 10, and 11, Block 45, Town of Minneapolis, Hennepin County, Minnesota.

Tract B:  
That part of Lot 14, Block 45, lying Northwesterly of the Southeasterly 135 feet of said lot, Hennepin County, Minnesota.

Abstract and Torrens Property  
Abstract Property (Tract A)  
Torrens Property (Tract B)  
Torrens Certificate No. 1192495

**PARCEL 2:**  
Tract A:  
Lots 6, 7 and Southeasterly 135 feet of Lot 14, Block 45, Town of Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota.

Tract B:  
Lot 8, Block 45, Town of Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota.

Abstract and Torrens Property  
Abstract Property (Parcel B)  
Torrens Property (Parcel A)  
Torrens Certificate No. 1077014

**PARCEL 4:**  
Lot 5 and the Southeasterly 72 feet of Lot 13, Block 45, Town of Minneapolis, according to the plat thereof on file or of record in the Office of the Register of Deeds in and for said Hennepin County, Minnesota.

**PARCEL 5:**  
The Southeasterly 28 feet of Lot 4 front to rear, Block 45, Town of Minneapolis, according to the plat thereof on file or of record in the office of the Register of Deeds in and for said Hennepin County, Minnesota. Together with an easement for driveway over the Northwesterly 8 feet of the Southeasterly 36 feet of said Lot 4, front to rear.

Hennepin County, Minnesota  
Torrens Property (Parcels 3, 4 and 5)  
Torrens Certificate No. 729749

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Lot 3;  
The rear or Northwesterly 21.09 feet of Lot 13;  
Lot 4 except the Southeasterly 28 feet thereof, front to rear, Block 45, Town of Minneapolis, Hennepin County, Minnesota.  
Together with an easement for driveway over the Northwesterly 8 feet, front to rear of said Southeasterly 28 feet of said Lot 4.

**PARCEL 3:**  
INTENTIONALLY DELETED

**PARCEL 4:**  
All that part of Lot 13, Block 45, Town of Minneapolis, Hennepin County, Minnesota, which lies northwesterly of the southeasterly 144 feet thereof, and which lies southeasterly of the northwesterly 21.09 feet of said Lot 13.

**PARCEL 5:**  
Lot 1, Block 45; and also those portions of Lots 2 and 12, said Block 45, which lie northwesterly of a line 88 feet southeasterly of and parallel with the northwesterly line of said Block 45, Town of Minneapolis, Hennepin County, Minnesota.

Parcels 1 and 2 are Torrens Property, Certificate of Title No. 1062261  
Parcel 3 is Abstract Property  
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### NOTES

- Property descriptions are from ALTA surveys by Alliant Engineering, Inc. dated March 7, 2013 for the Case & Grainger buildings and December 17, 2014 (review copy) for the Thresher Square building.
- The Northwest line of Block 45, Town of Minneapolis is assumed to have a bearing of N35°00'00"E.
- All distances are in feet.
- Lot 1 is the existing Case Building, Lot 2 is the existing Thresher Square Building, and Lot 3 is surface parking and proposed mixed use building.

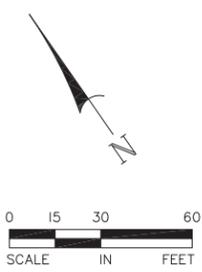
### LEGEND

- Denotes 1/2 inch x 18 inch iron monument set marked by license no. 18425 unless otherwise shown
- ▲ Denotes Mag Nail Found

Parcel Area Table		
Parcel	Area-Sq. Ft.	Area-Ac.
LOT 1	19156	0.440
LOT 2	25941	0.596
LOT 3	64513	1.481
TOTAL	109610	2.516

*I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under Minnesota statutes 326.02 to 326.16.*

DENNIS B. OLMSTEAD  
Print Name  
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Date License Number





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612.758.3099 FAX  
www.alliant-inc.com

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Signature  
Clark Wicklund, PE  
Typed or Printed Name  
26222 2/23/15  
License # Date

**NOT FOR CONSTRUCTION**

**GENERAL NOTES:**

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
3. ALL WORK WITHIN THE RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS AND STANDARDS OF THE CITY OF MINNEAPOLIS.
4. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
5. CONCRETE SIDEWALK AND CURB & GUTTER SHALL BE REMOVED TO THE NEAREST CONSTRUCTION JOINT OUTSIDE THE REMOVAL LIMITS.
6. ALL DIMENSIONS, GRADES, EXISTING AND PROPOSED INFORMATION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
7. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTER OF STRUCTURE, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING.
8. ALL CONCRETE SIDEWALK ADJACENT TO BUILDING SHALL BE SEPARATED BY A 1/2" EXPANSION JOINT.
9. PROTECT EXISTING CONCRETE SIDEWALKS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN PANELS CAUSED BY SITE CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL & DISPOSAL OF THE EXISTING BITUMINOUS. BITUMINOUS SHALL BE SAW CUT OR JACK HAMMERED FOR STRAIGHT EDGES. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
11. CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES & STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
12. CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT PROPERTIES.
13. CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED.
14. CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED AND ACCEPTED. SUCH DUST CONTROL MEASURES MAY INCLUDE SWEEPING, WATER SPRINKLING, CALCIUM CHLORIDE APPLICATIONS, TREATMENT WITH BITUMINOUS MATERIALS OR ANY OTHER METHODS, WHICH WILL PROVIDE AND MAINTAIN DUST-FREE CONDITIONS ON THE PROJECT.
15. ALL DIMENSIONS ARE TO FACE OF BUILDING AND/OR FACE OF CURB.
16. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE WALLS AND CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
17. ALL EXISTING CURB CUTS TO BE REPLACED WITH CONCRETE CURB AND GUTTER EQUIVALENT TO THAT WHICH CURRENTLY EXISTS.
18. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES. PRIOR TO THE START OF SITE GRADING, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF VARIATIONS FROM THE PLANS.
19. STREET LIGHTING INSTALLED AS PART OF THE PROJECT SHALL BE INSPECTED BY THE CITY. CONTRACTORS SHALL ARRANGE FOR INSPECTIONS WITH THE TRAFFIC DEPARTMENT. PLEASE CONTACT DAVE PREHALL AT (612) 673-5759 FOR FURTHER INFORMATION. ANY LIGHTING INSTALLATIONS NOT MEETING CITY SPECIFICATIONS WILL BE REQUIRED TO BE REINSTALLED AT OWNER EXPENSE.
20. AN OBSTRUCTION PERMIT IS REQUIRED ANY TIME CONSTRUCTION WORK IS PERFORMED IN THE PUBLIC RIGHT-OF-WAY. PLEASE CONTACT SCOTT KRAMER AT (612) 673-2383 REGARDING DETAILS OF SIDEWALK AND LANE CLOSURES. LOG ON TO [HTTP://MINNEAPOLIS.MN.ROWAY.NET/](http://MINNEAPOLIS.MN.ROWAY.NET/) FOR A PERMIT.
21. CONTACT ALLAN KLUGMAN AT (612) 673-2743 PRIOR TO CONSTRUCTION FOR THE TEMPORARY REMOVAL/TEMPORARY RELOCATION OF ANY CITY OF MINNEAPOLIS SIGNAL SYSTEM THAT MAY BE IN THE WAY OF CONSTRUCTION.
22. ALL COSTS FOR RELOCATION AND/OR REPAIR OF CITY TRAFFIC FACILITIES SHALL BE BORNE BY THE CONTRACTOR AND/OR PROPERTY OWNER.
23. CONTACT DOUG MADAY AT (612) 673-5755 PRIOR TO CONSTRUCTION FOR THE REMOVAL OF ANY CITY OF MINNEAPOLIS RIGHT OF WAY SIGNS THAT MAY BE IN THE WAY OF CONSTRUCTION.

**SITE DATA:**

EXISTING AND PROPOSED ZONING = PUD  
LOT AREA = --- SF --- ACRES  
BUILDING FOOTPRINT AREA = --- SF  
NET LOT AREA = --- SF

	EXISTING	PROPOSED
IMPERVIOUS	--- SQ. FT. ---% OF LOT	--- SQ. FT. ---% OF NET LOT
PERVIOUS	--- SQ. FT. ---% OF LOT	--- SQ. FT. ---% OF NET LOT

**SITE LIGHTING:**

EXTERIOR LIGHTING SHALL MEET CHAPTER 535.590 LIGHTING REQUIREMENTS OF THE MINNEAPOLIS ZONING CODE.

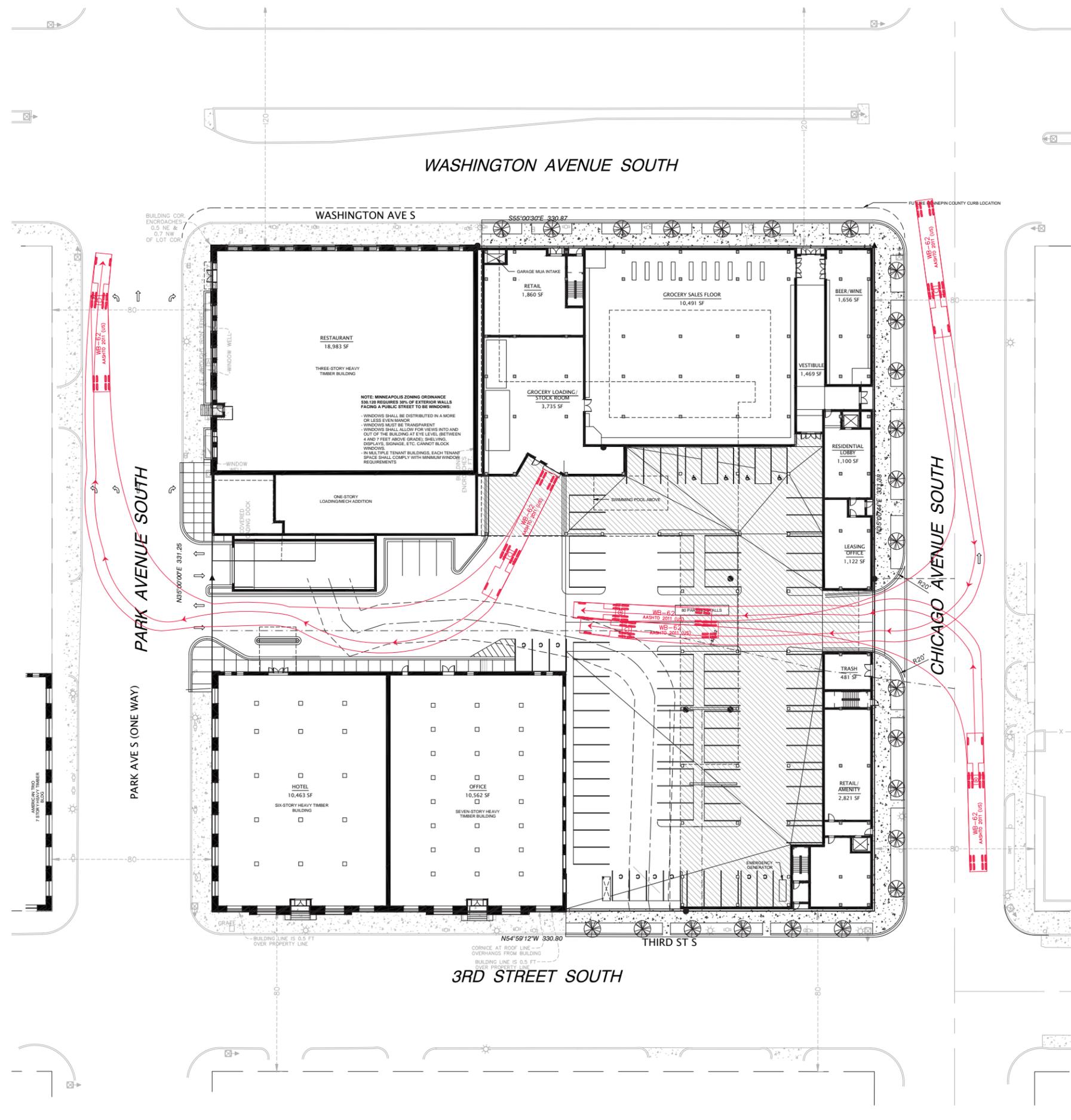
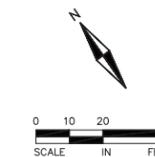
**SNOW REMOVAL:**

SNOWFALLS OVER 2-3 INCHES SHALL BE HAULED OFF-SITE AND PROPERLY DISPOSED OF.

**SITE LEGEND:**

- PROPERTY LINE
- B624 CURB AND GUTTER (IN R.O.W.)
- LIMITS OF CONSTRUCTION
- ↓ ↑ DIRECTION OF TRAFFIC
- ☐ CONCRETE PAVEMENT

FOR REVIEW ONLY  
**PRELIMINARY**  
NOT FOR CONSTRUCTION



Drawing name: X:\2012\20018\plan sheets\DR Submittal\20018-site.dwg Mar 03, 2015 - 10:41am

2/19/2015

ORIGINAL ISSUE: 02/25/15

REVISIONS

No.	Description	Date

212-0018  
PROJECT NUMBER

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KEY PLAN

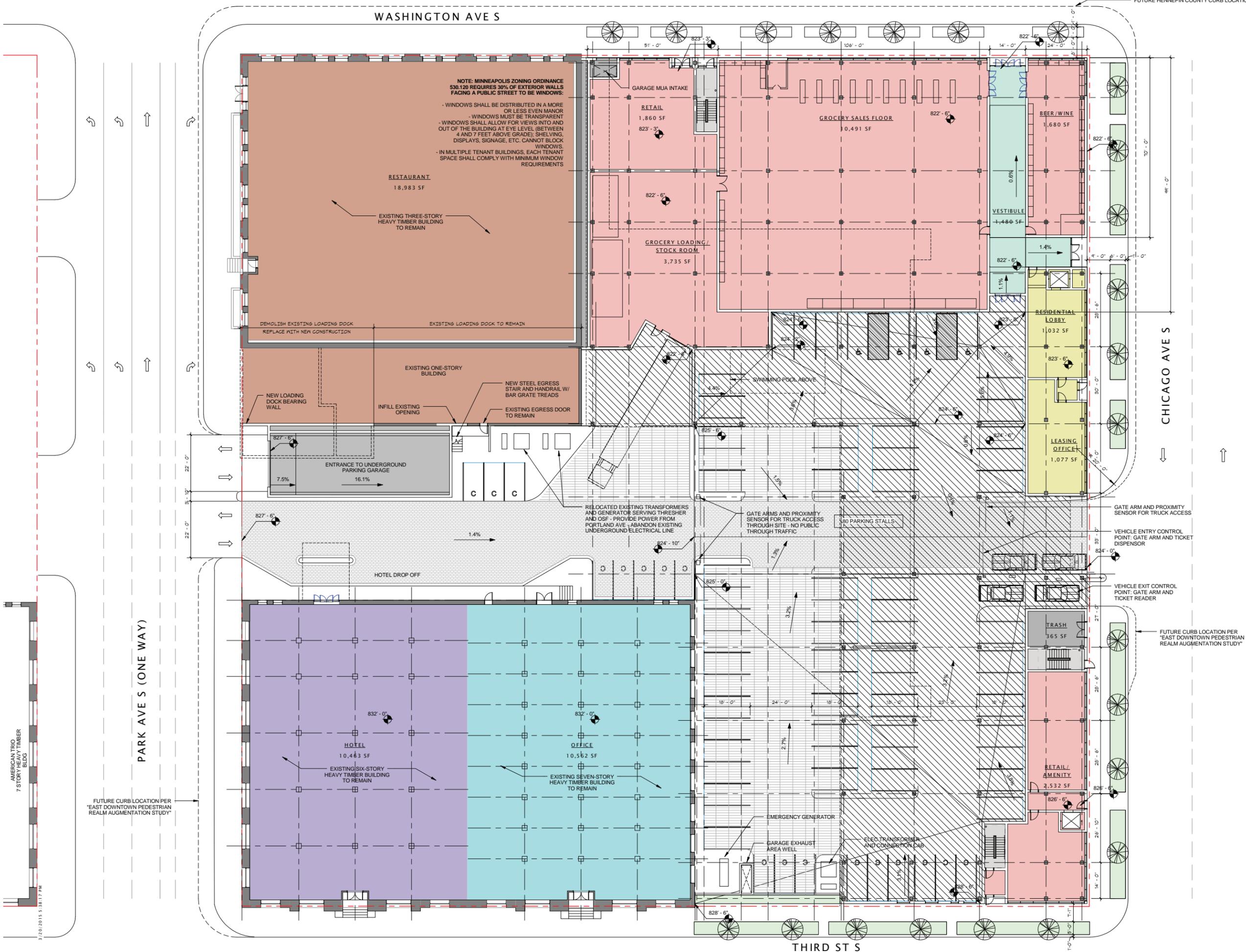
PLAN NORTH

WASHINGTON & CHICAGO

SITE PLAN

**C-2.0**





AMERICAN TRIO  
7 STORY HEAVY TIMBER  
BLDG

PARK AVE S (ONE WAY)

FUTURE CURB LOCATION PER  
"EAST DOWNTOWN PEDESTRIAN  
REALM AUGMENTATION STUDY"

WASHINGTON AVE S

FUTURE HENNEPIN COUNTY CURB LOCATION

WASHINGTON &  
CHICAGO

Minneapolis, MN

SITE PLAN LEGEND

- STAMPED & COLORED CONCRETE
- COLORED CONCRETE - SAW CUT WITH 1' X 5' GRID
- AREA OF INSULATED HEATED SOFFIT ABOVE



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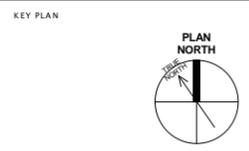
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THE WHOLE  
4/2/2015

ORIGINAL ISSUE: 01/08/15

REVISIONS	No.	Description	Date

215501  
PROJECT NUMBER  
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WASHINGTON & CHICAGO

STREET LEVEL PLAN  
**A1.3**

THIRD ST S

CHICAGO AVE S

FUTURE CURB LOCATION PER  
"EAST DOWNTOWN PEDESTRIAN  
REALM AUGMENTATION STUDY"

1/20/2015 5:18:17 PM

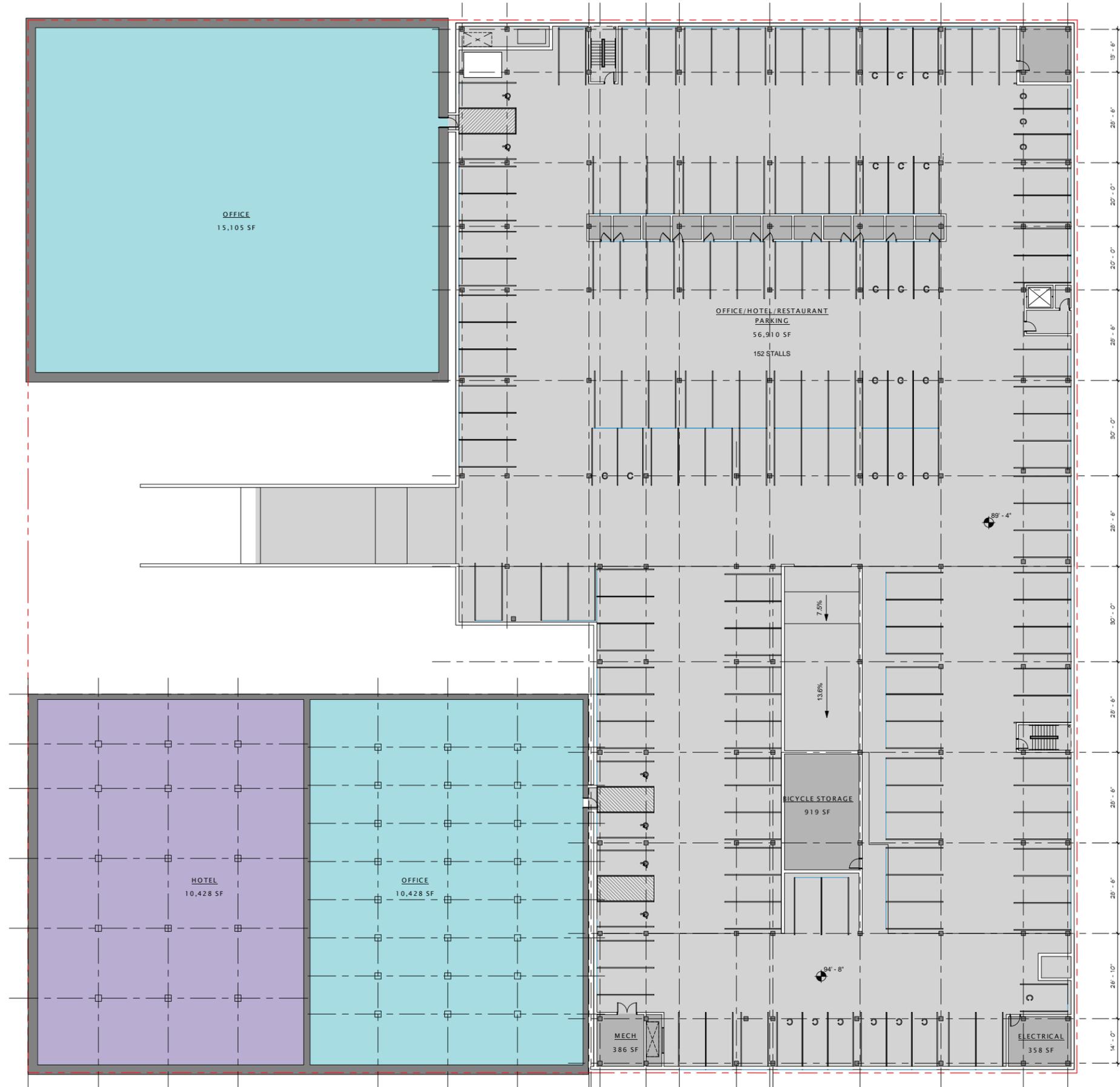


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ORIGINAL ISSUE: 06/24/13

REVISIONS No.	Description	Date

215501 PROJECT NUMBER  
Author \_\_\_\_\_ Checker \_\_\_\_\_  
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KEY PLAN

WASHINGTON & CHICAGO

MINUS 1 PLAN  
**A1.2**

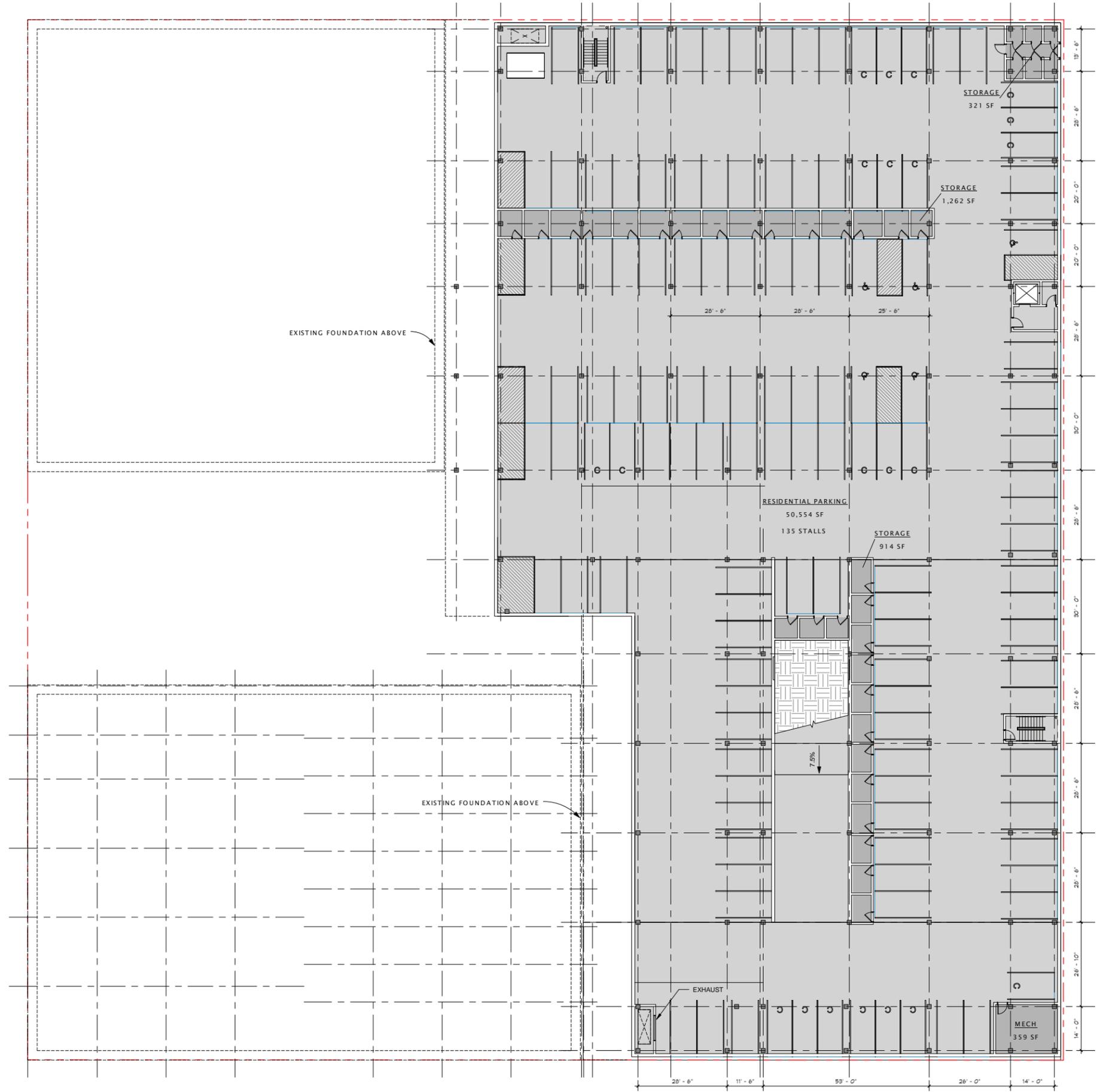


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215501  
PROJECT NUMBER

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KEY PLAN

PLAN NORTH

WASHINGTON & CHICAGO

MINUS 2 PLAN  
**A1.1**

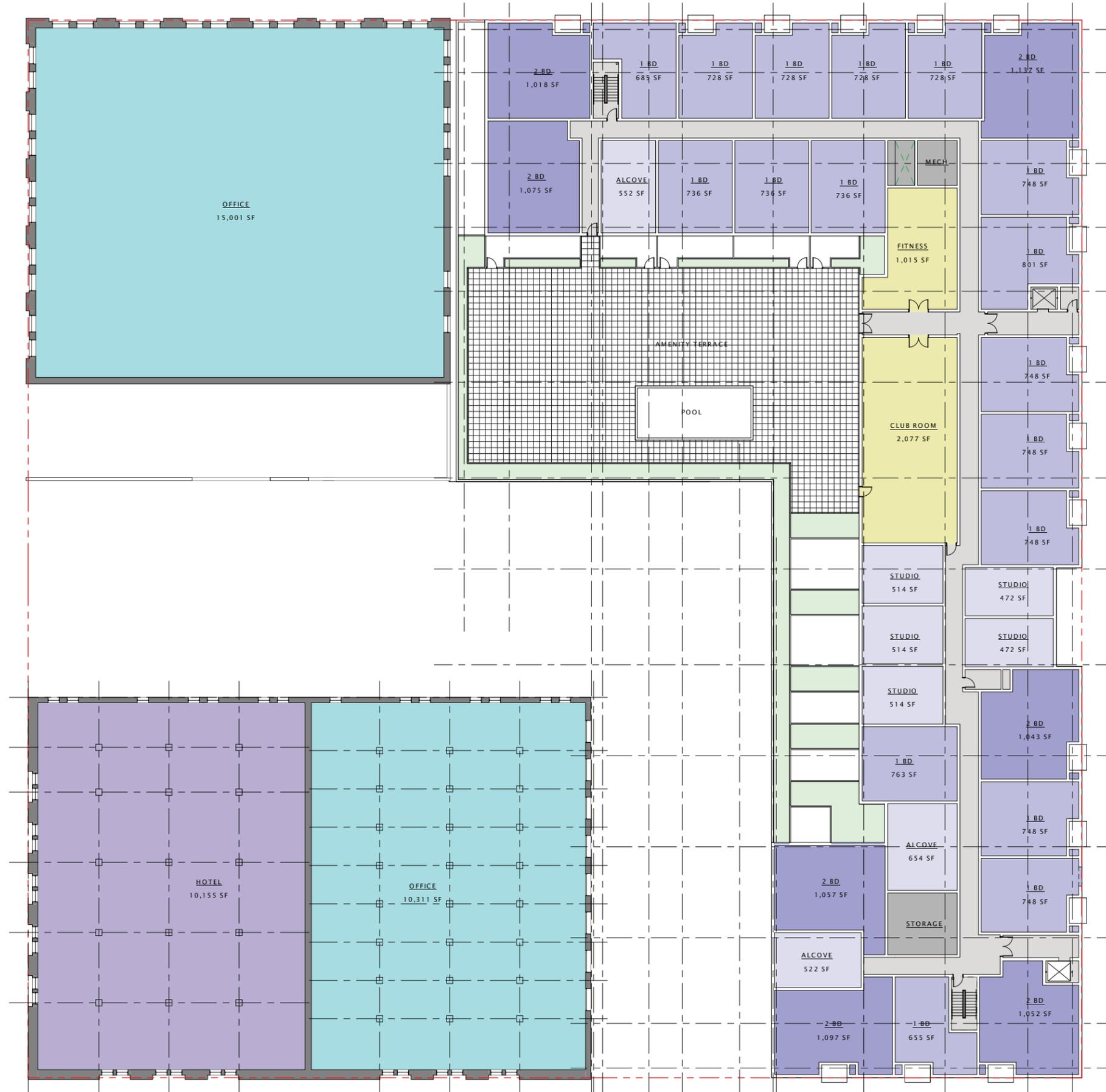


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1 LEVEL 2  
A1.4 1/16" = 1'-0"

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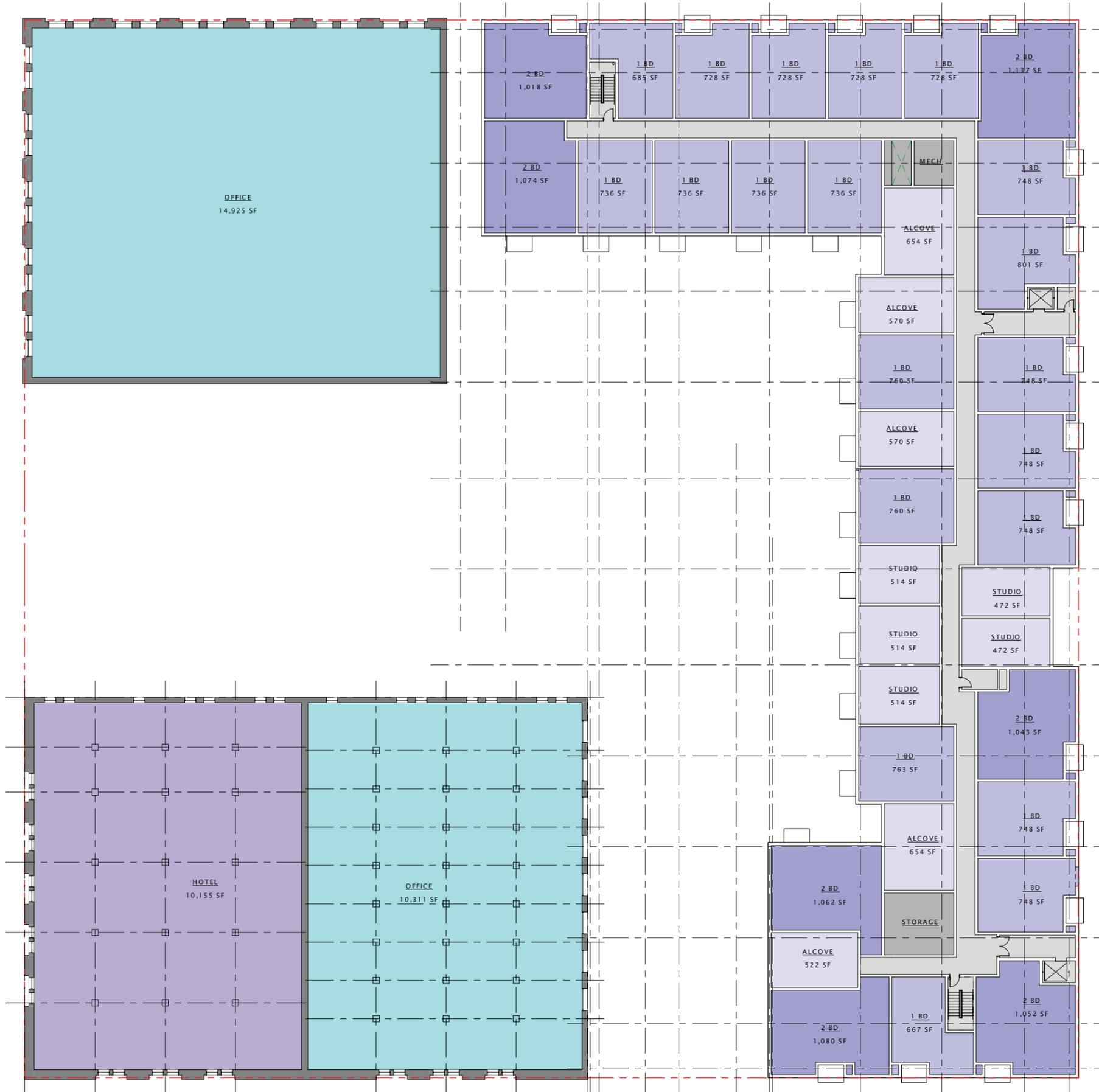
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KEY PLAN

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LEVEL 2 PLAN  
**A1.4**



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KEY PLAN

WASHINGTON & CHICAGO

LEVELS 3 THROUGH 6  
**A1.5**

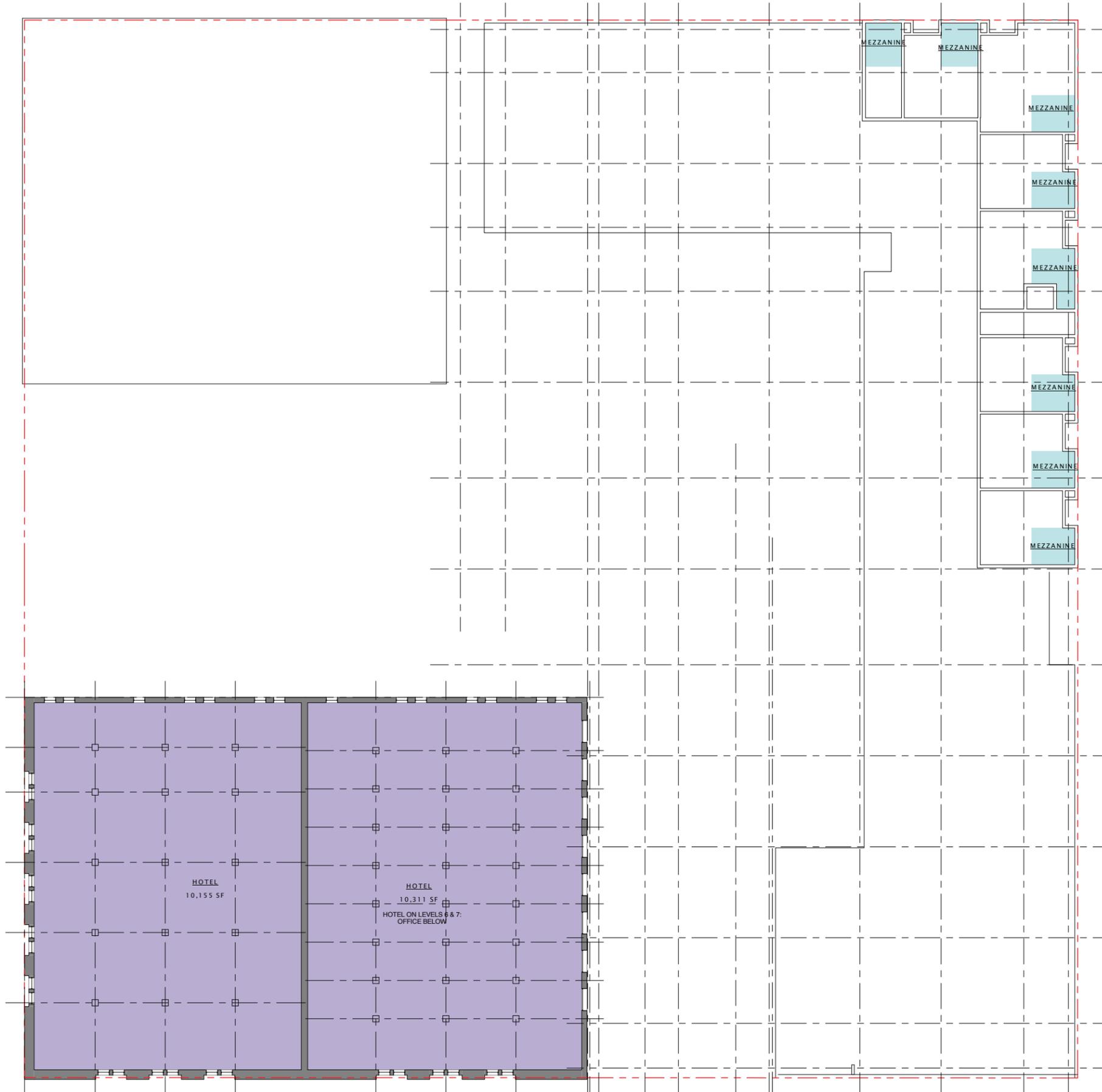


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KEY PLAN

WASHINGTON & CHICAGO

MEZZANINE PLAN  
**A1.6**



CoW - April 2, 2015



WASHINGTON & CHICAGO  
Minneapolis, MN

AERIAL VIEW FROM WASHINGTON & CHICAGO



CoW - April 2, 2015



WASHINGTON & CHICAGO  
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AERIAL VIEW FROM 3RD & CHICAGO



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WASHINGTON & CHICAGO  
Minneapolis, MN

AERIAL VIEW FROM 3RD & PARK



CoW - April 2, 2015



WASHINGTON & CHICAGO  
Minneapolis, MN

AERIAL VIEW FROM WASHINGTON & PARK



CoW - April 2, 2015



WASHINGTON & CHICAGO  
Minneapolis, MN

VIEW FROM 3RD & CHICAGO



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CORNER OF WASHINGTON AVENUE AND CHICAGO AVENUES (ABOVE LEFT). THE GROCERY AND WINE/BEER USES ARE CONNECTED BY A COMMON VESTIBULE THAT SERVES CUSTOMERS ARRIVING BY CAR AND THOSE ARRIVING BY FOOT FROM WASHINGTON AVENUE. THE GROCERY SALES FLOOR IS ARRANGED WITH CHECK OUT KIOSKS LINING WASHINGTON AVENUE, PLACING THE MOST ACTIVE PART OF THE SALES FLOOR ALONG THE STREET. SHELVES, COOLERS AND DISPLAYS WILL BE LOCATED ON THE REMAINING THREE WALLS, ALLOWING THE WASHINGTON AVENUE STOREFRONT TO HAVE MAXIMUM TRANSPARENCY. THE WINE/BEER STORE WILL INCLUDE OPEN SHELVING AGAINST THE CHICAGO AVENUE STOREFRONT.

VIEW OF CHICAGO AND THIRD (ABOVE RIGHT). THE STOREFRONT SPACE AT THIS CORNER WILL BE DESIGNED TO ACCOMODATE RETAIL BUT BECAUSE THE CURRENT LEASING CLIMATE DOES NOT FAVOR RETAIL AT THIS CORNER, THIS SPACE WILL LIKELY BE USED INITIALLY AS ADDITIONAL RESIDENTIAL AMENITY SPACE. AS THE AREA DEVELOPS, THIS INTERSECTION MAY BECOME A MORE DESIRABLE LOCATION FOR RETAIL.

VIEW FROM CHICAGO AVENUE TOWARD WASHINGTON AVENUE (LOWER RIGHT). THE RESIDENTIAL LOBBY AND LEASING OFFICE LINE CHICAGO AVENUE. THE CHICAGO AVENUE FRONTAGE ALSO FEATURES A SECONDARY PEDESTRIAN ENTRANCE TO THE RETAIL VESTIBULE. THE ADJACENCY OF THE RESIDENTIAL LOBBY TO THE RETAIL VESTIBULE ALLOWS A DIRECT INTERIOR CONNECTION BETWEEN THE TWO, ALLOWING RESIDENTS TO ACCESS THE GROCERY WITHOUT LEAVING THE BUILDING.



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AERIAL VIEW OF THROUGH-BLOCK SERVICE DRIVE AND SECOND LEVEL RESIDENTIAL AMENITY TERRACE. SERVICE DRIVE WILL FEATURE DECORATIVE PAVING. THE DESIGN TEAM WILL EXPLORE THE POSSIBILITY OF INTEGRATING RAILROAD MATERIALS IN ORDER TO INTERPRET THE RAIL SPUR THAT ONCE RAN EAST-WEST THROUGH THE SITE AND SERVED THE EXISTING INDUSTRIAL BUILDINGS.

VIEW FROM PARK AVENUE OF THE SERVICE COURT. ON THE LEFT IS THE EXISTING LOADING DOCK FOR OLD SPAGHETTI FACTORY WHICH IS REDUCED IN WIDTH FROM THE EXISTING. THE DARK BRICK STRUCTURE IS THE VEHICULAR PORTAL TO THE UNDERGROUND PARKING FACILITY. THE HOTEL DROP OFF AND PORTE COCHERE ARE VISIBLE TOWARD THE RIGHT.



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SCREEN WALL ON 3RD ST BETWEEN THRESHER SQUARE AND PROPOSED NEW BUILDING. COR-TEN STEEL PANELS ARE ALTERNATELY FILLED WITH STRUCTURAL SUPPORTS FOR VINING PLANTS OR ARE LEFT OPEN TO PROVIDE A VISUAL CONNECTION BETWEEN THE STREET AND PARKING LOT BEYOND, ENHANCING SECURITY. AN INTEGRATED RAISED BRICK PLANTER IS SOUTH OF THE FENCE.

GROCERY PARKING ENTRANCE ON CHICAGO AVENUE. GATE ARMS SERVE NOT ONLY TO CONTROL ENTRY INTO THE PARKING BUT TO CALM TRAFFIC EXITING THE PARKING LOT. THE WIDE CURB CUT IS NECESSARY TO ALLOW 18-WHEEL DELIVERY TRUCKS TO ACCESS THE INTERNAL LOADING DOCK. THE RESIDENTIAL LOBBY AND LEASING OFFICE ARE TO THE RIGHT.



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RESIDENT AMENITY TERRACE. THE TERRACE IS DESIGNED TO MAXIMIZE EXPOSURE TO SUNLIGHT AND MINIMIZE THE VISUAL IMPACT OF THE VEHICULAR USES BELOW.

VIEW OF INTERIOR COURT TOWARD PARK AVENUE. THE HOTEL DROP OFF AND PORTE COCHERE ARE VISIBLE ON THE LEFT. THE ONE-STORY DARK BRICK STRUCTURE IN THE CENTER OF THE FRAME HOUSES THE ENTRANCE TO THE UNDERGROUND PARKING FACILITY. THE LOADING DOCK FOR THE GROCER IS COVERED BY THE RESIDENT AMENITY TERRACE.





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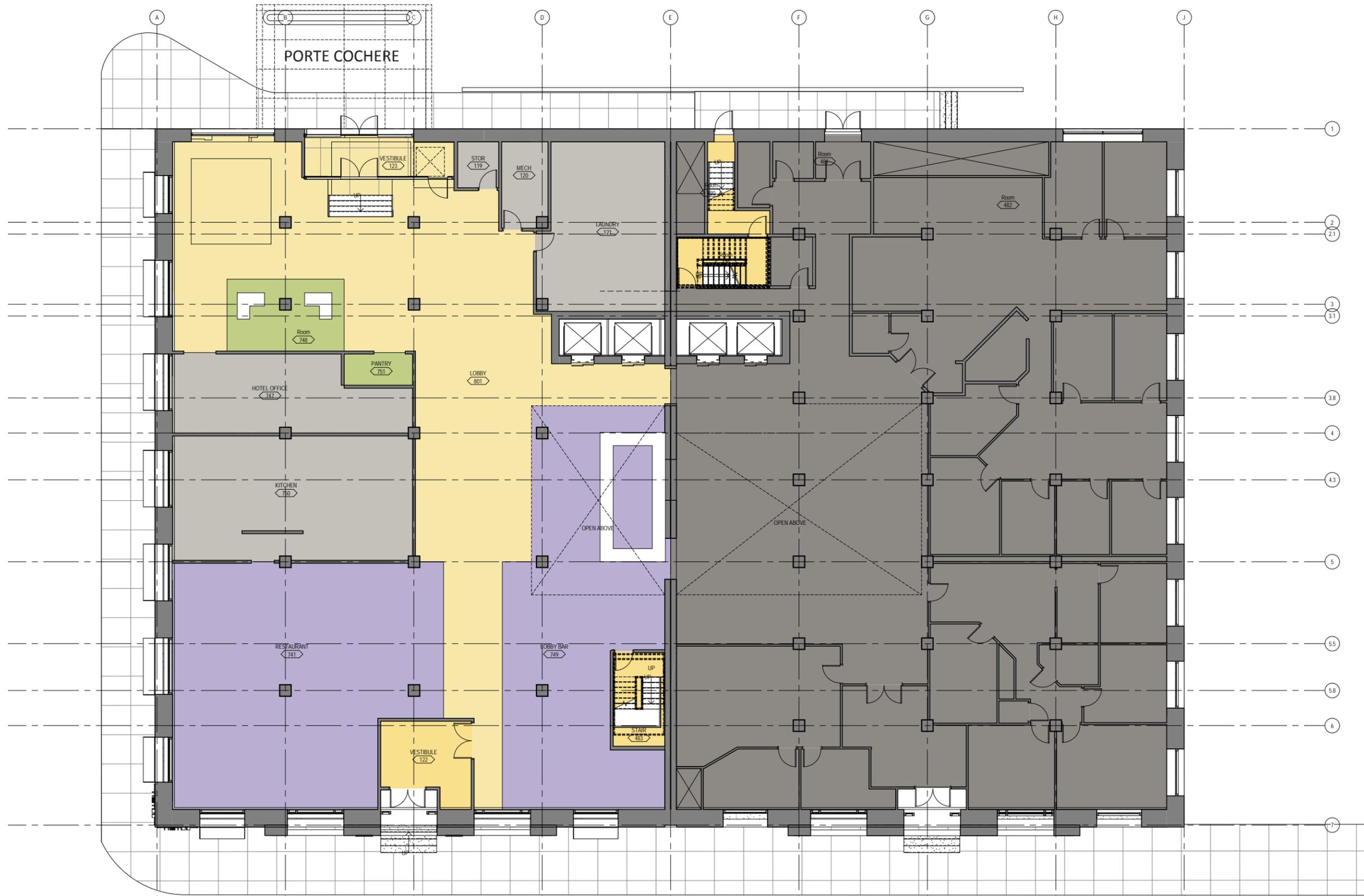


1906 PHOTOGRAPH THRESHER BUILDING, MINNEAPOLIS, MN

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WASHINGTON & CHICAGO  
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FIRST FLOOR

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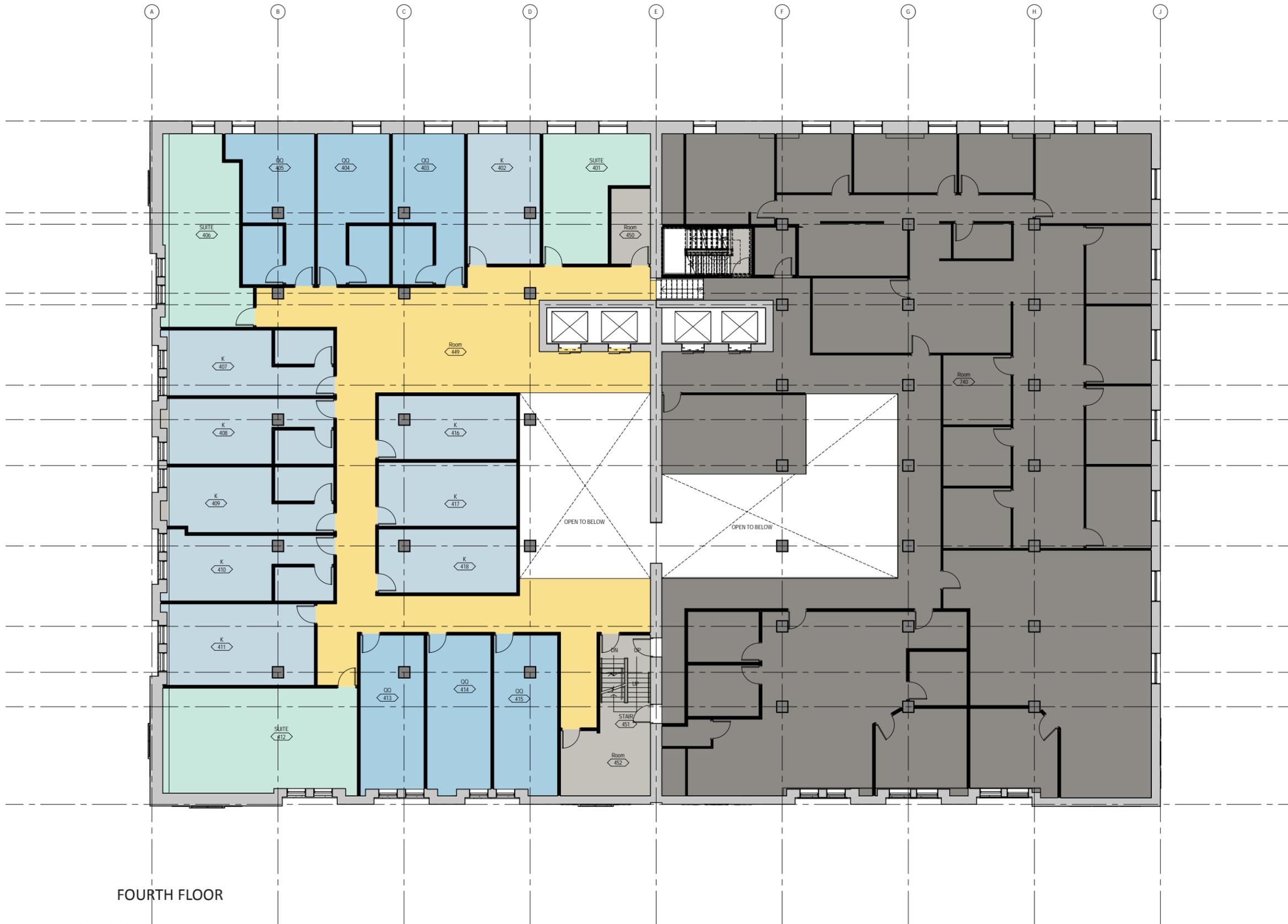
SECOND FLOOR

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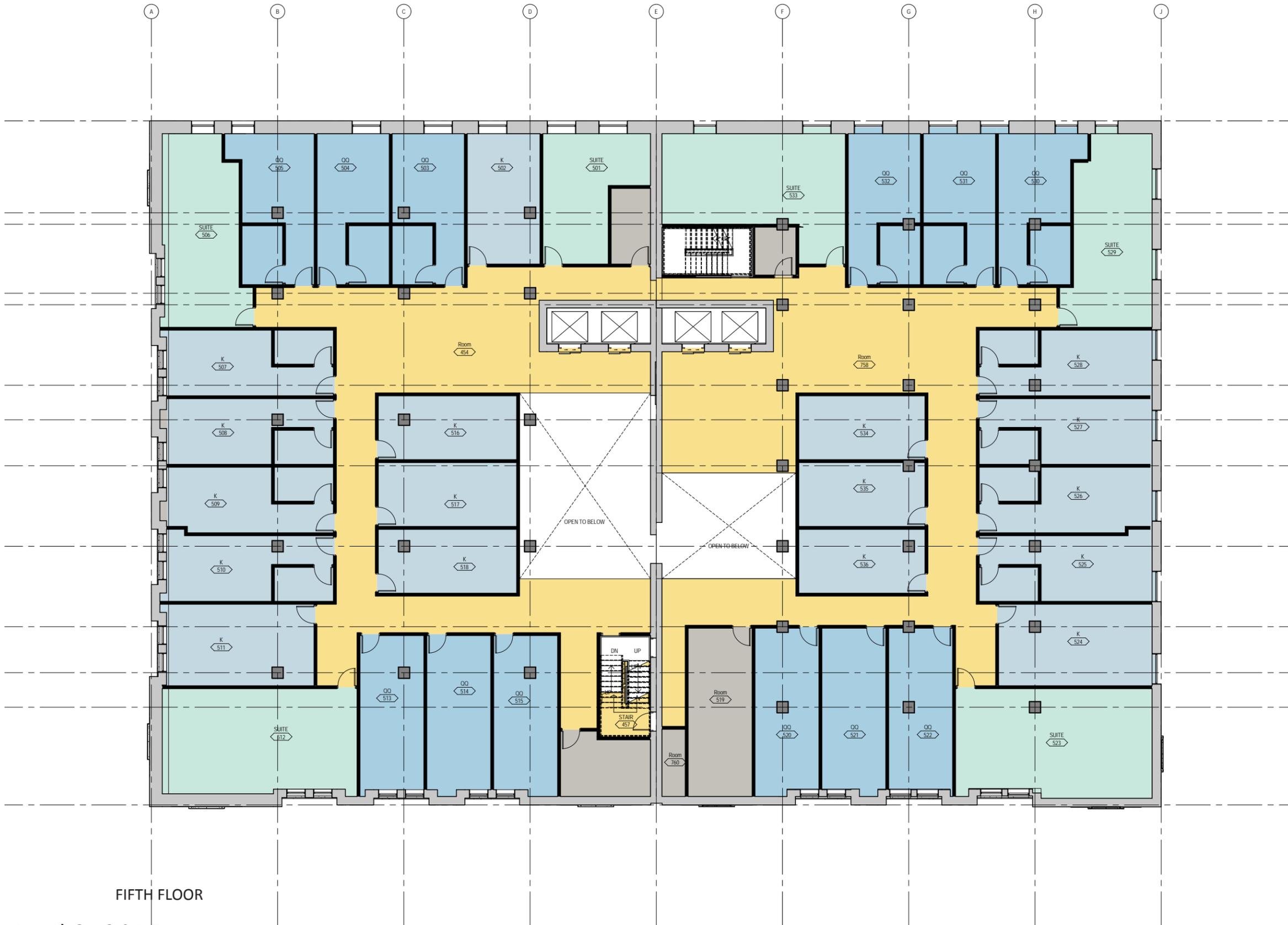
THIRD FLOOR

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FOURTH FLOOR

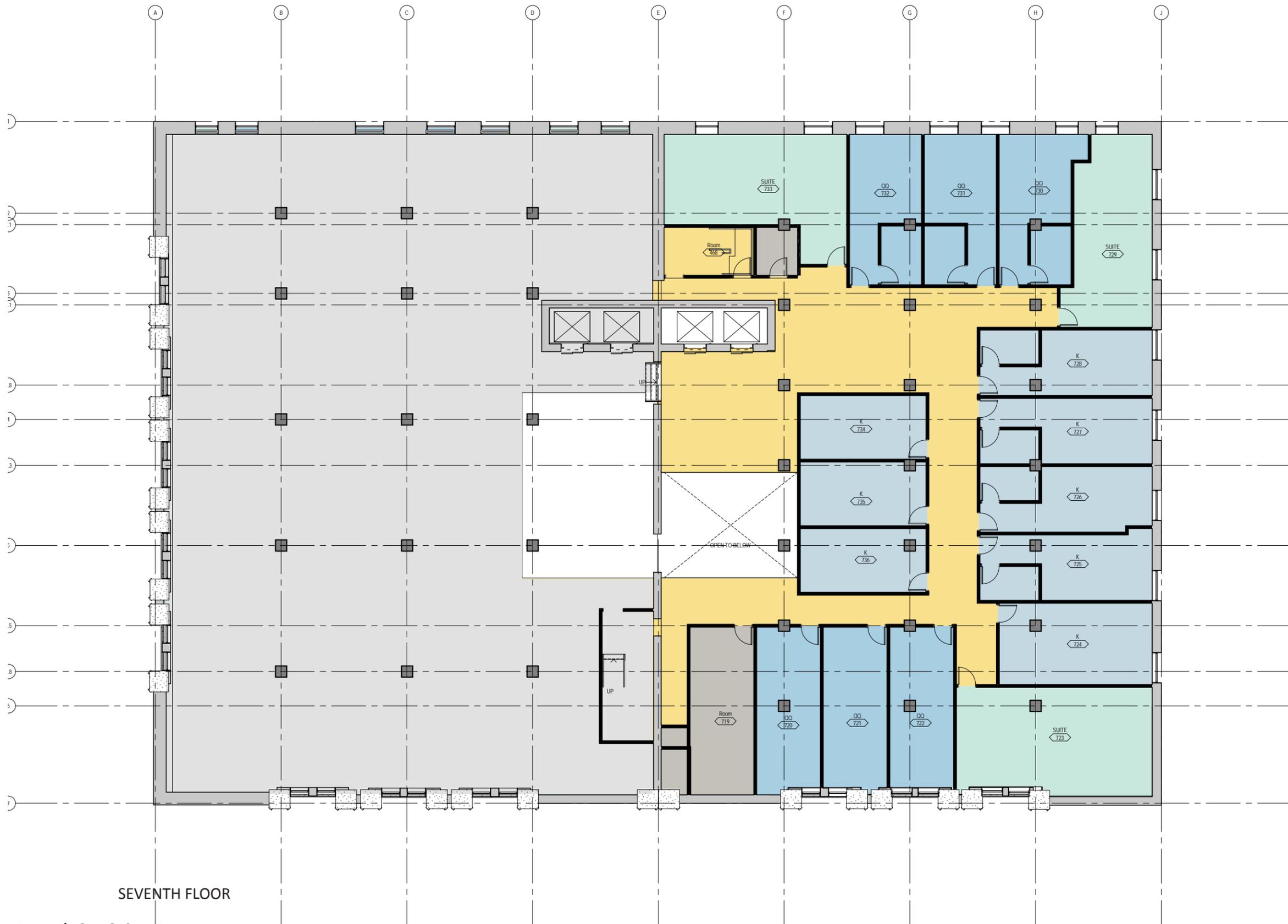
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FIFTH FLOOR

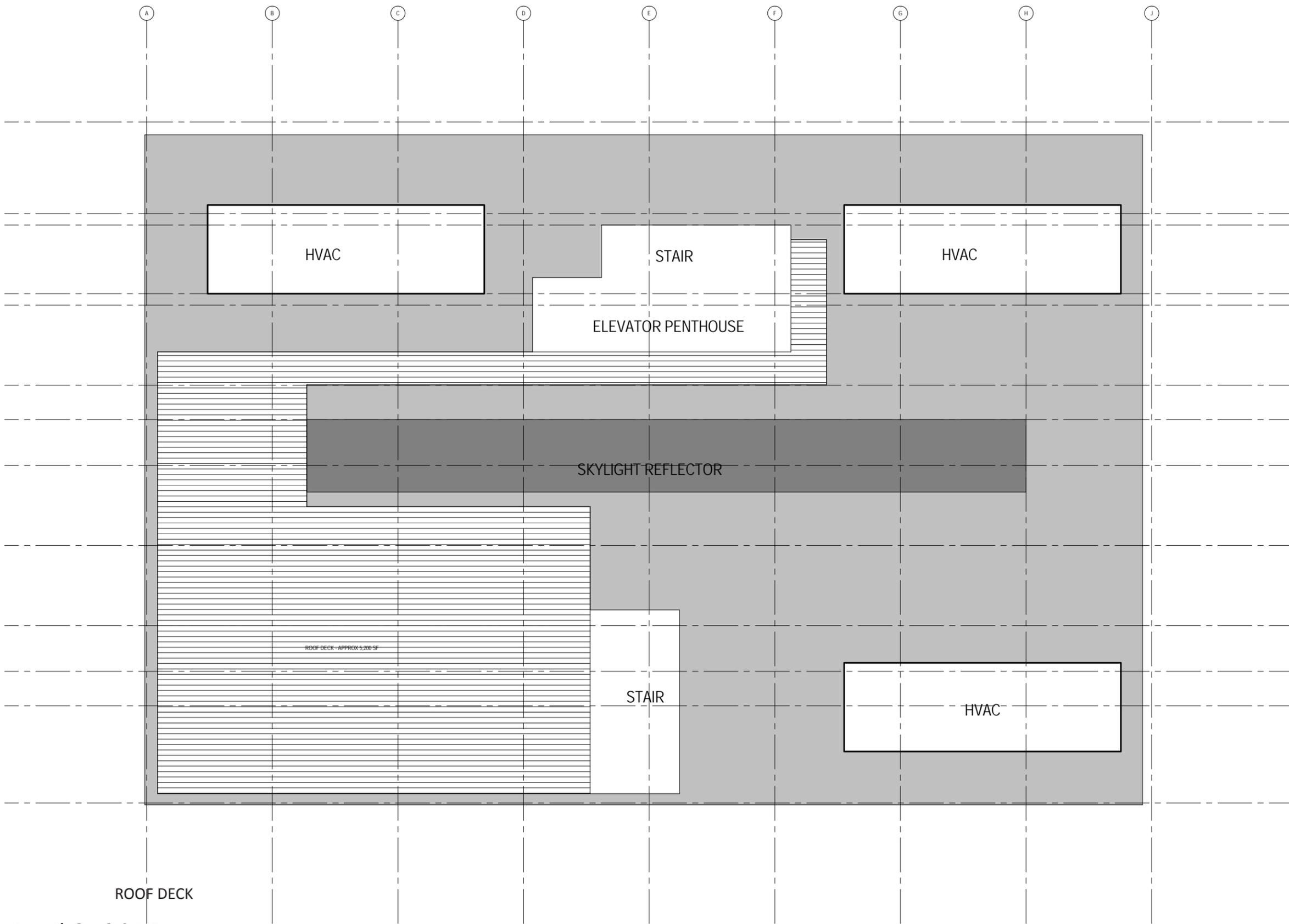
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SEVENTH FLOOR

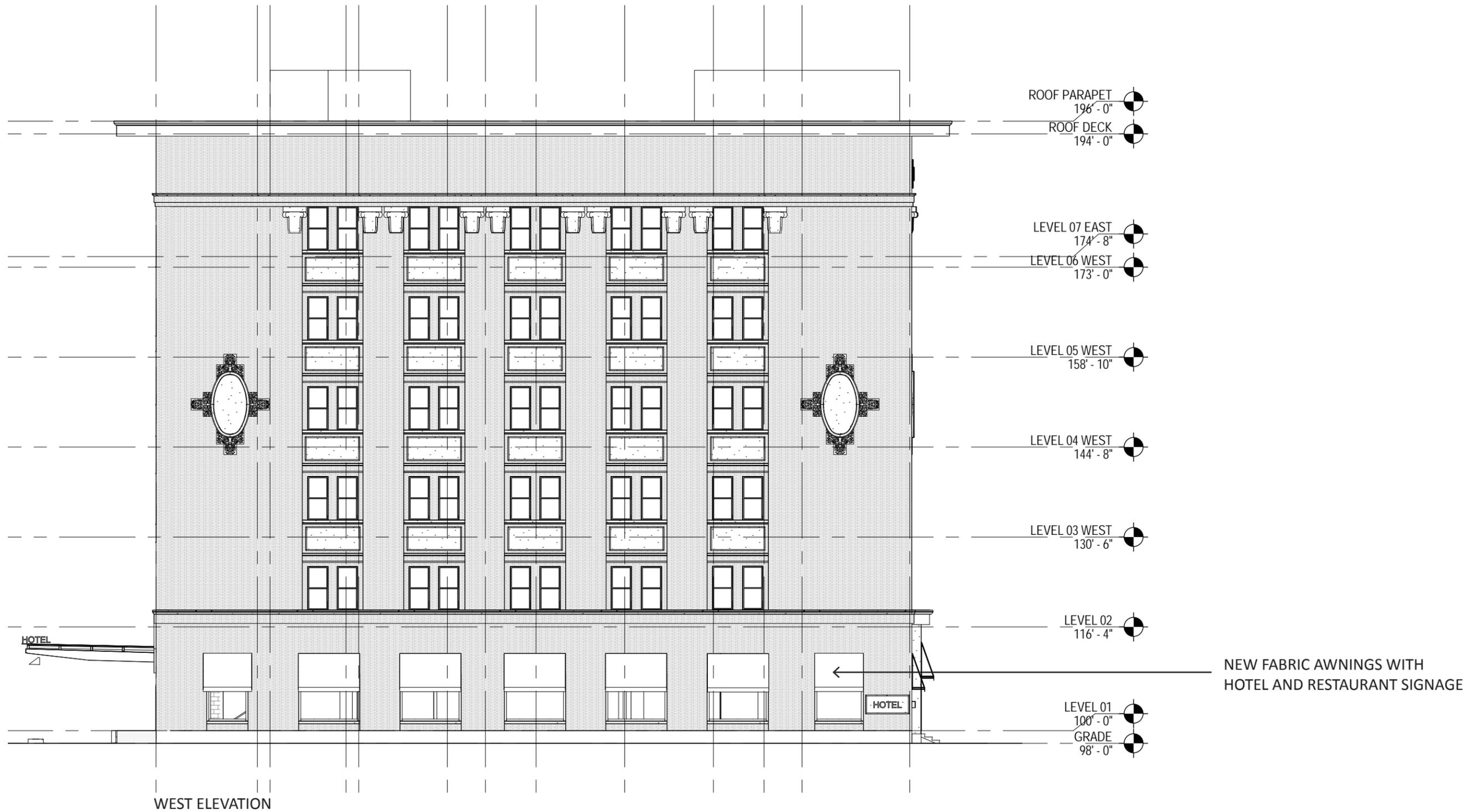
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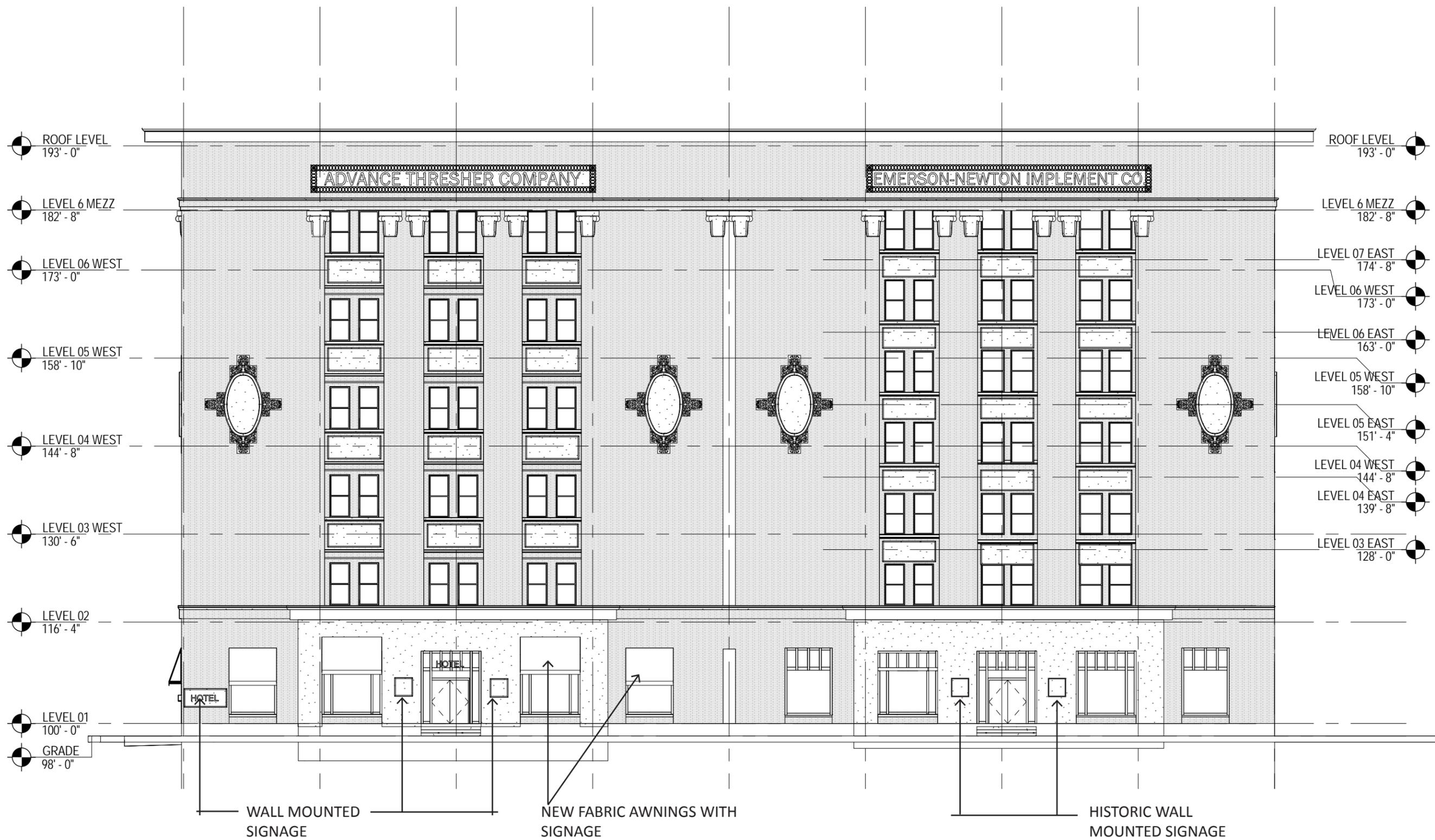
ROOF DECK

ROOF DECK - APPROX 5,200 SF

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SOUTH ELEVATION

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EAST ELEVATION

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- NEW FABRIC AWNINGS WITH SIGNAGE
- HOTEL SIGNAGE ON GLASS AT ENTRY
- WALL MOUNTED SIGNAGE

VIEW FROM PARK AVENUE AND S 3RD STREET

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NEW STEEL AND GLASS CANOPY AT PORTE COCHRE

NEW FABRIC AWNINGS WITH SIGNAGE

WALL MOUNTED SIGNAGE

VIEW FROM PARK AVENUE AT HOTEL PORTE COCHERE

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VIEW FROM S 3RD STREET

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