

**Community Planning & Economic Development  
Planning Division**  
250 South 4<sup>th</sup> Street, Room 110  
Minneapolis, MN 55415-1385



**City of Minneapolis**  
*Department of Community Planning  
& Economic Development - CPED*

## **MEMORANDUM**

TO: Heritage Preservation Commission

FROM: Chris Vrchota

DATE: November 7, 2011

RE: Conceptual Review: 333 Washington Avenue North- Dock Street Apartments,  
Phase I

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### **Background:**

The subject property, known as “The Cut”, is the result of a project to lower, and thus separate the grade for the Great Northern & Minneapolis St. Louis rail yards. The grade was lowered to provide improved access to the properties north of the site, which were often difficult to reach due to heavy rail traffic. Now covered by surface parking lots, the site historically contained rail yards and four freight depots. The depots were demolished over time in 1929, 1972, and 1989.

While the rail lines and depot buildings are gone, the site remains a significant, contributing resource in the Warehouse Historic District. It is a lasting example of the transformative influence of the railroad industry on the form of both the district and the city. (See Appendix A-2- A-3 for additional information.)

### **Summary of Applicant’s Proposal:**

The Applicant is planning to construct a new 6-story mixed use building on the portion of the site directly adjacent to Washington Avenue N. The building would feature commercial uses along with 185 market rate apartments. (See attached 11x17 plans provided by the Applicant)

### **Discussion Items**

Staff and the Applicant are looking for general feedback on the proposed project. Specifically, the Applicant is requesting feedback from the Heritage Preservation Commission on the conformance of the proposed design to the Warehouse Historic District Design Guidelines. The site falls within the Rail Yards Area subsection of the design guidelines. (Commissioners can find the Warehouse Historic District Design Guidelines on pages 5.9.1- 5.9.54 of their Preservation Resource Binders. Guidelines specific to this location can be found on pages 5.9.37- 5.9.40.) No action is required of the Commission at this time.

## **Attachments**

### Appendix A- Material Provided by Staff:

- A-1- Location Map
- A-2 – A-3 Inventory Sheet from Warehouse District Designation Study (2009)

### Appendix B- Material Provided by the Applicant

- B-1- Project description
- Schematic Architectural Plans & Elevations- 11x17 Plans Submitted by the Applicant- Pages Numbered T1.1- 3.8.