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Preliminary Plan - Subject to change



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project description

Overview

MoZaic East is the third and final phase of a Planned Unit Development located in the Uptown area behind the Lagoon Cinema between Hennepin and Fremont Avenues. Existing Phases I and II consist of a ten story complex (MoZaic West) with 11,000 SF of ground level restaurants, 250,000 SF (Floors 2-7) of parking, and 65,000 SF (Floors 8-10) of office space. The success of the commercial and office space (currently 91% leased) is driving the development of the third phase of the project. This phase will replace the remaining surface parking area with additional office space, retail, one level of underground parking, and an expansion of the public art plaza. The proposed design embraces the urban culture of Uptown by incorporating a Class-A, modern-warehouse style building that enhances the transit oriented neighborhood, promotes sustainability, and expands the daytime population of the Uptown community.

MoZaic East will add approximately 185,000 total Gross Square Feet, 170,000 RSF of office, 15,000 RSF of restaurant and / or retail space, and 20,000 SF of underground parking (around 40 stalls). Phase III's underground parking will supplement the 434 spaces already provided by Phase I. In recognition of the demonstrated demand for alternative forms of transit, the third phase will also provide an additional 50 - 60 bike racks and enhanced bicycle amenities, such as showers and lockers, while maintaining the previously installed Greenway Pedestrian Bridge and the covered walkway to the Uptown Transit Center.

Project Design Vision

As was the case with the first two phases of the project, the design adds significant density to the site while maintaining the existing street fabric along Lagoon Avenue and Hennepin Avenue. Phase III will also enhance the pedestrian experience along Fremont Avenue. The MoZaic East building will be harmonious with MoZaic West, but architecturally distinct, supplementing the diverse building characteristics of the Uptown area.

As proposed, the architecture contrasts in organization and material with the existing Phase I and II design. In contrast to a singular building, the design organizes the building mass on the site in three, modestly scaled rectangular volumes oriented parallel to each other with a long east / west axis. This breaks down the overall mass of the building and provides an appropriate scale for the Uptown community. The building's exterior sculptural façade is composed of weathering steel panels and high performance curtainwall glass. These materials intentionally balance roughness and refinement, appropriately integrating with the context of Uptown.

Project Amenities

The expansion of the public plaza will continue to serve as an urban gathering location in the heart of Uptown. Outdoor dining, public seating, water features, interactive sculptures, and improved bike and pedestrian pathways will be added to enhance the successful public and private features of the plaza and Greenway bridge, which are vibrant connections between the site to the Girard Meander, the residential neighborhood to the north and the Greenway trail. With entrances on Fremont and on the Art Plaza, the building will bring life and vitality to the Fremont Avenue frontage, and provide eyes on the Greenway with office space, patios, and small roof decks.

Impact to the Greenway

Phase-III will add a tiered building (sections of three, six, and eight stories) with a maximum height of 111 feet (slightly shorter than Phases I and II). The building steps back from the Midtown Greenway to minimize shadowing along the bike path and the public art plaza, and places the highest portion of the building at the center of the site behind the Lagoon Theatre and 1300 Lagoon buildings. As illustrated in the Shadow Study completed for this submission (see Shadow Study), the increase of shade on the bike path is minimal due to the existing retaining wall height along the south edge of the Greenway. The project also enhances access and safety for bicyclists and pedestrians by providing new paths across the north side of the site to connect the existing pedestrian bridge at Girard to Fremont Avenue.

Sustainable Design

In addition to a building design that is sensitive to the neighborhood and the Greenway, the project will respond to the ever growing sensibilities of our environment through sustainable design and technologies. Green roofs and pervious pavement will absorb excess storm water and provide an area for indigenous plants to prosper. The office floorplate will enhance user experience with access to natural daylight and views to the outdoors. The abundant daylight will also reduce the energy demand of electric lighting. High efficiency HVAC and Plumbing systems will minimize energy and water use. The project will be seeking LEED Certification at a high level (LEED Gold or above).

Alignment with the Uptown Small Area Plan

The proposed design for MoZaic East supports the goals of the Uptown Small Area Plan in several key ways. The project supports Uptown's goal of growth, particularly desired growth of the daytime population in the Uptown Activity Center, by providing high quality, well designed commercial density. Per the Uptown Small Area Plan, this density is well-located at Lagoon Avenue and Fremont Avenue in the Core of Uptown. The project's expanded public art plaza also supports the goal to prioritize Hennepin Avenue and Lagoon Avenue, as well as the Girard Meander, as places for social interaction and urban activity. Bike amenities, parking and connections to mass transit support the goal to balance transit options in Uptown. Finally, through material and scale the design will strengthen Uptown's eclectic urban character.

A Commitment to Our Shared Collective Future

The goal of MoZaic East is to improve upon an already successful mixed-use development as well as add a wider range of functions that will serve the needs of the community. MoZaic East is designed to be the Office of the Future, combining great architecture, the highest levels of sustainability, and the features and amenities that companies require to attract top quality talent.

project description

Key Characteristics

Metrics (Existing West Building) Phase I + II

Height	10 Stories
Above Grade Building SF:	326,000 SF
Restaurant SF:	11,000 SF
Office / Workplace SF:	65,000 SF
Parking SF:	250,000 SF
Number of Parking Stalls:	434 Stalls

Metrics (Proposed East Building) Phase III

Height	8 Stories
Above Grade Building SF:	185,000 GSF
Restaurant / Retail:	15,000 RSF
Office / Workplace:	167,000 RSF
Below Grade Parking SF:	20,000 SF
Number of Parking Stalls:	40 Stalls

Project Totals

Above Grade Building SF:	511,598 SF
Restaurant / Retail:	21,000 SF
Office / Workplace:	232,000 SF
Parking:	270,000 SF
Number of Parking Stalls:	474 Stalls

Project Amenities

- Public Plaza Expansion
- Outdoor Dining
- Public Seating
- Interactive Sculpture
- Water Feature
- Bike Storage
- Lockers and Showers
- Rooftop Terraces

Impact on Uptown

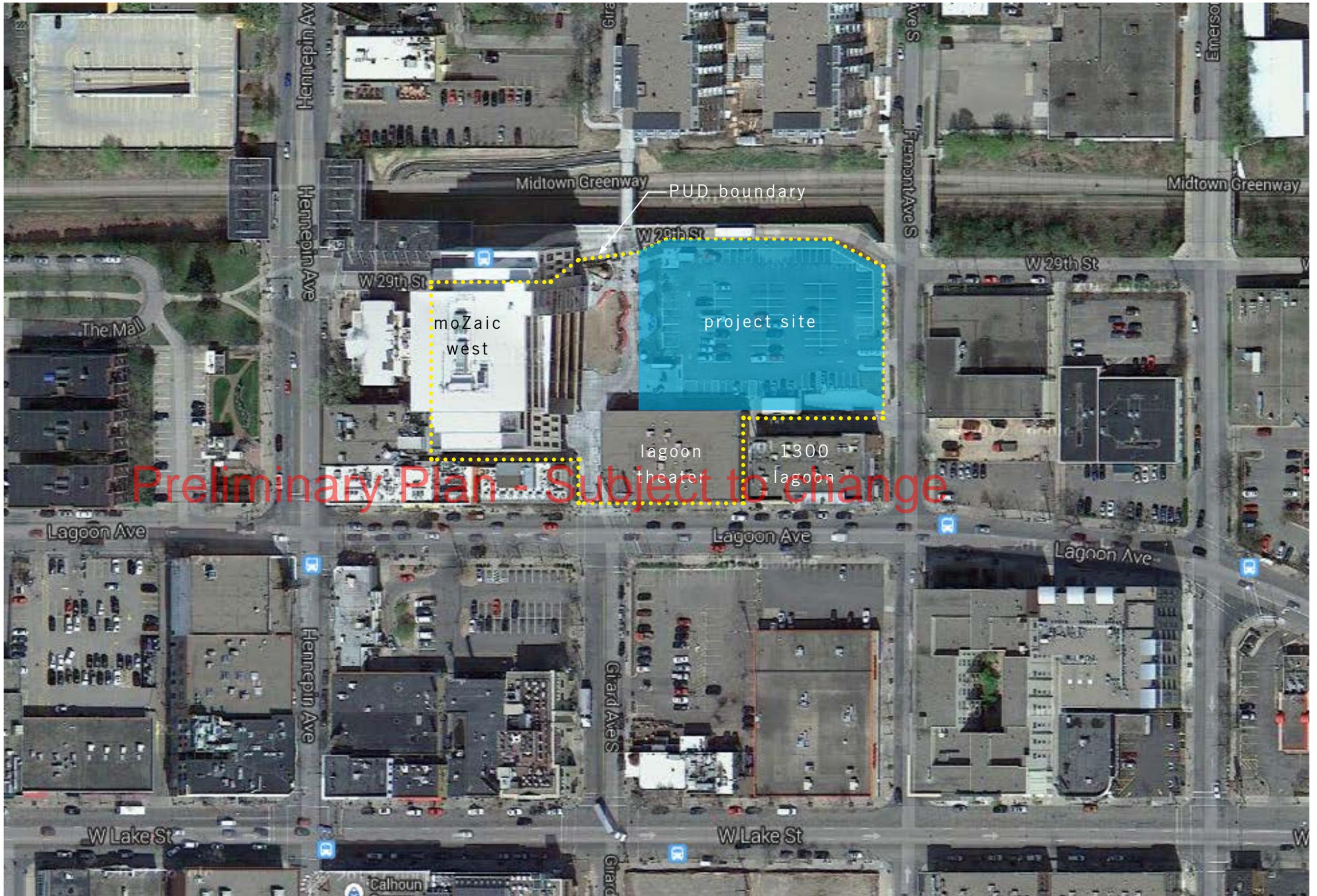
- Minimal Shadows on Greenway Bike Path
- New Bike Paths Connecting Girard Pedestrian Bridge to Fremont Avenue
- Additional 'Eyes on Greenway' Increasing Safety
- Supports Desired Urban Density
- Increases Uptown's Daytime Population
- Expanded Public Art Plaza
- Increases Social Activity Along Girard Meander

Sustainable Design

- High Albedo Roof to reduce Urban Heat Island
- Pervious Pavement
- Natural Daylight Design
- Reduced Energy Use through High Efficiency HVAC
- Reduced Water Use through High Efficiency Plumbing Systems
- Potential Green Roofs
- Bicycle Storage & Changing Rooms
- Alternative Transportation Strategies
- Recycled, Local and Renewable Materials
- Reduced Construction Waste
- Pursuing LEED Gold or Above

Preliminary Plan - Subject to change



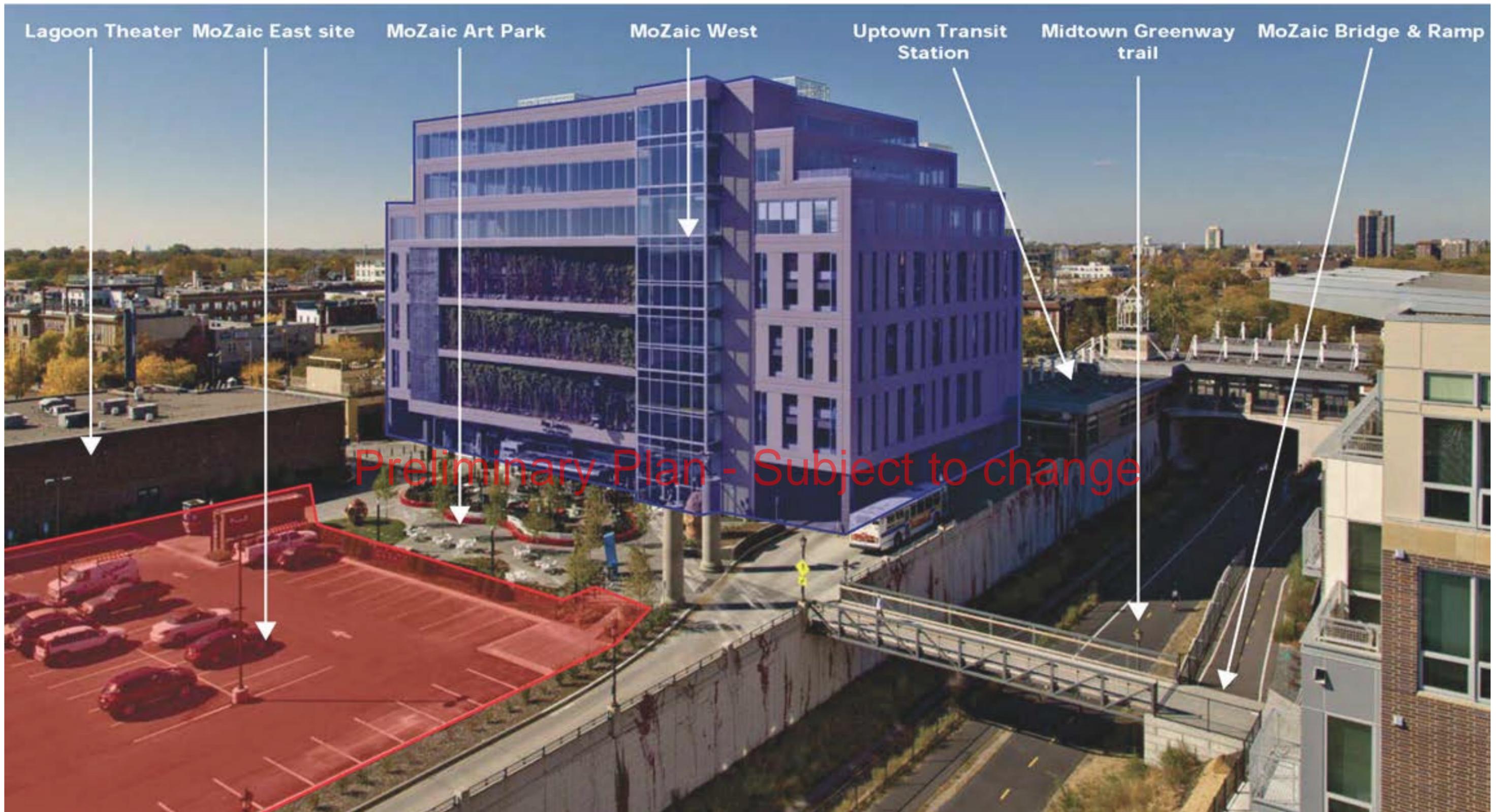


Preliminary Plan - Subject to change



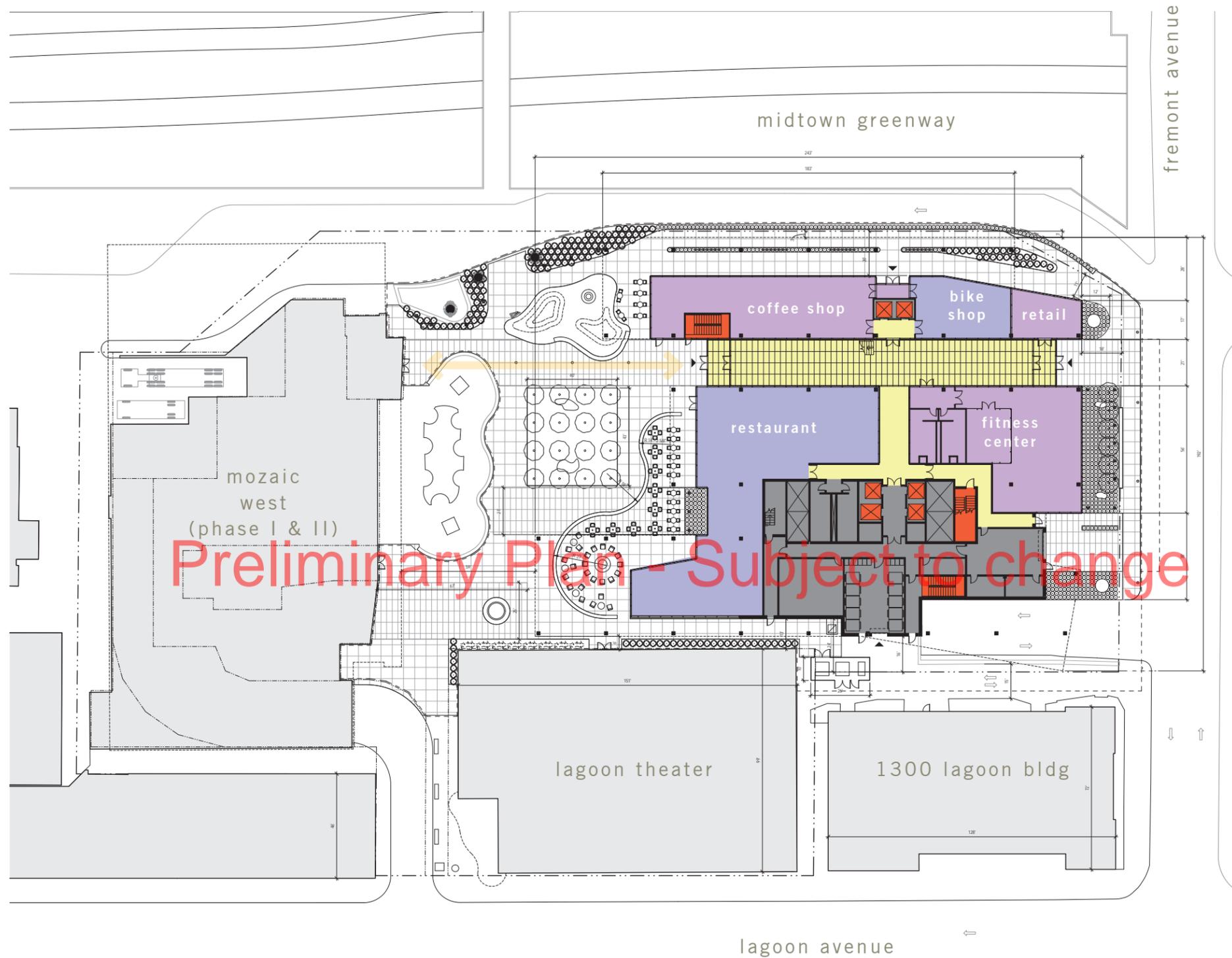
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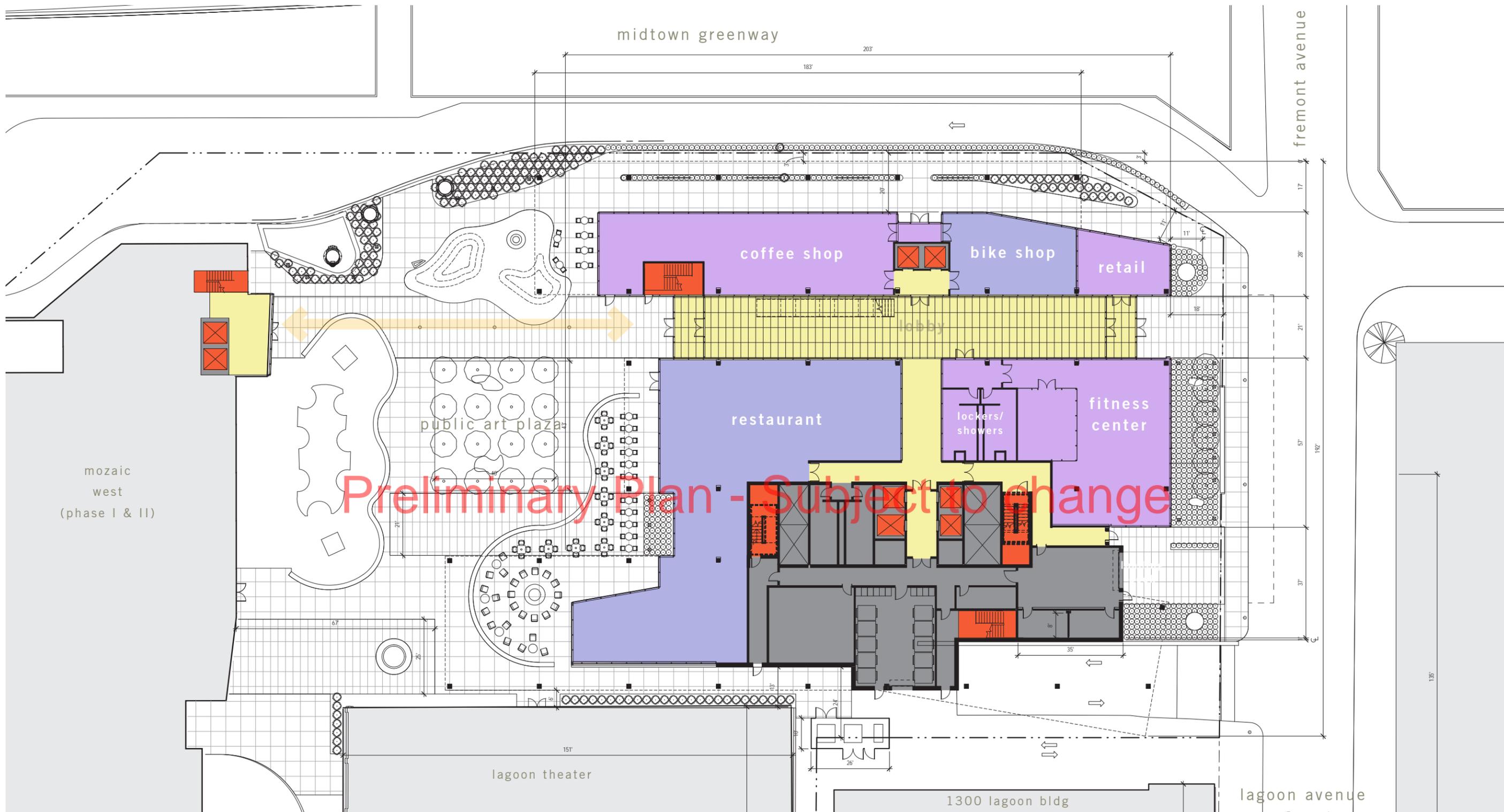
Preliminary Plan - Subject to change



site plan

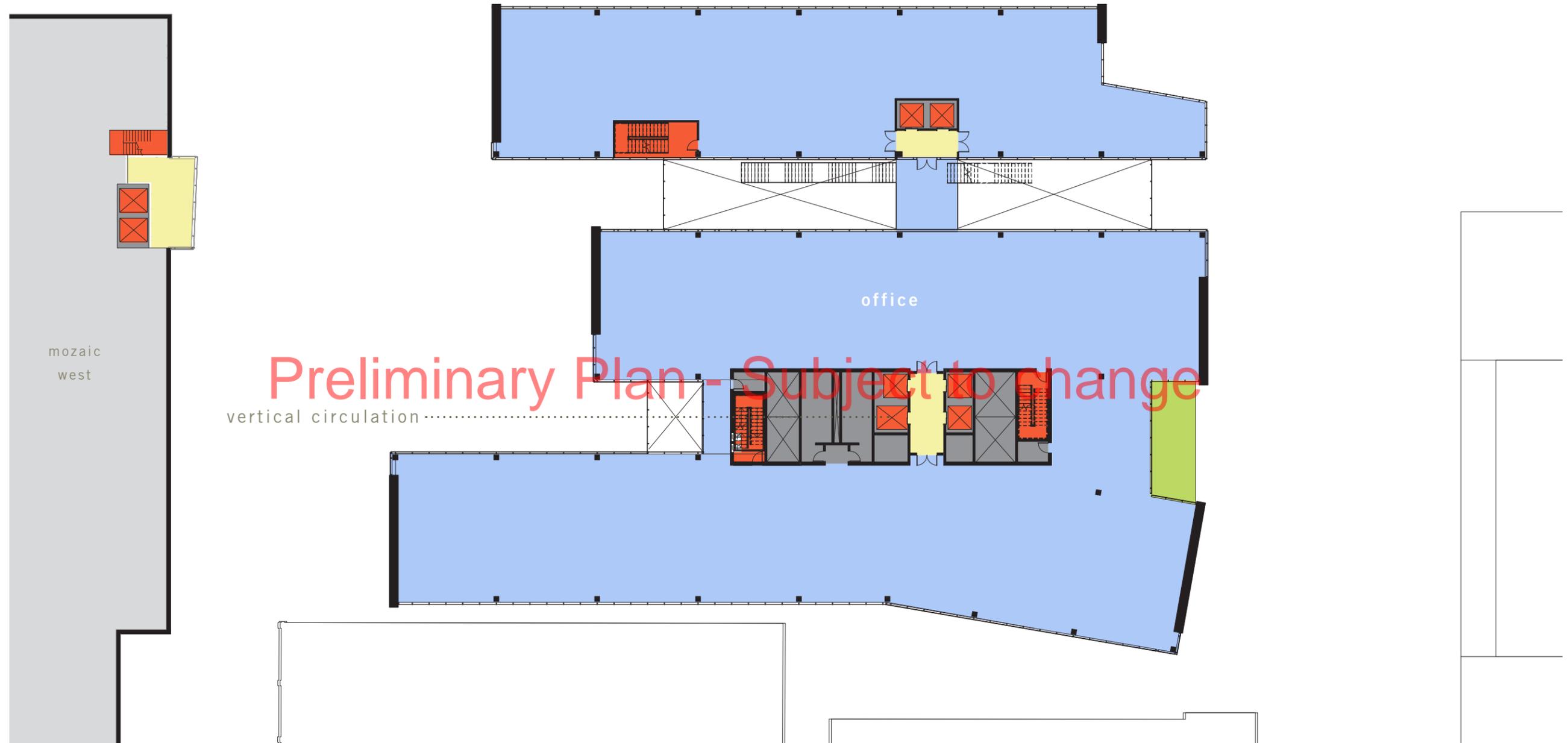


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1 level one : 27,146 gsf



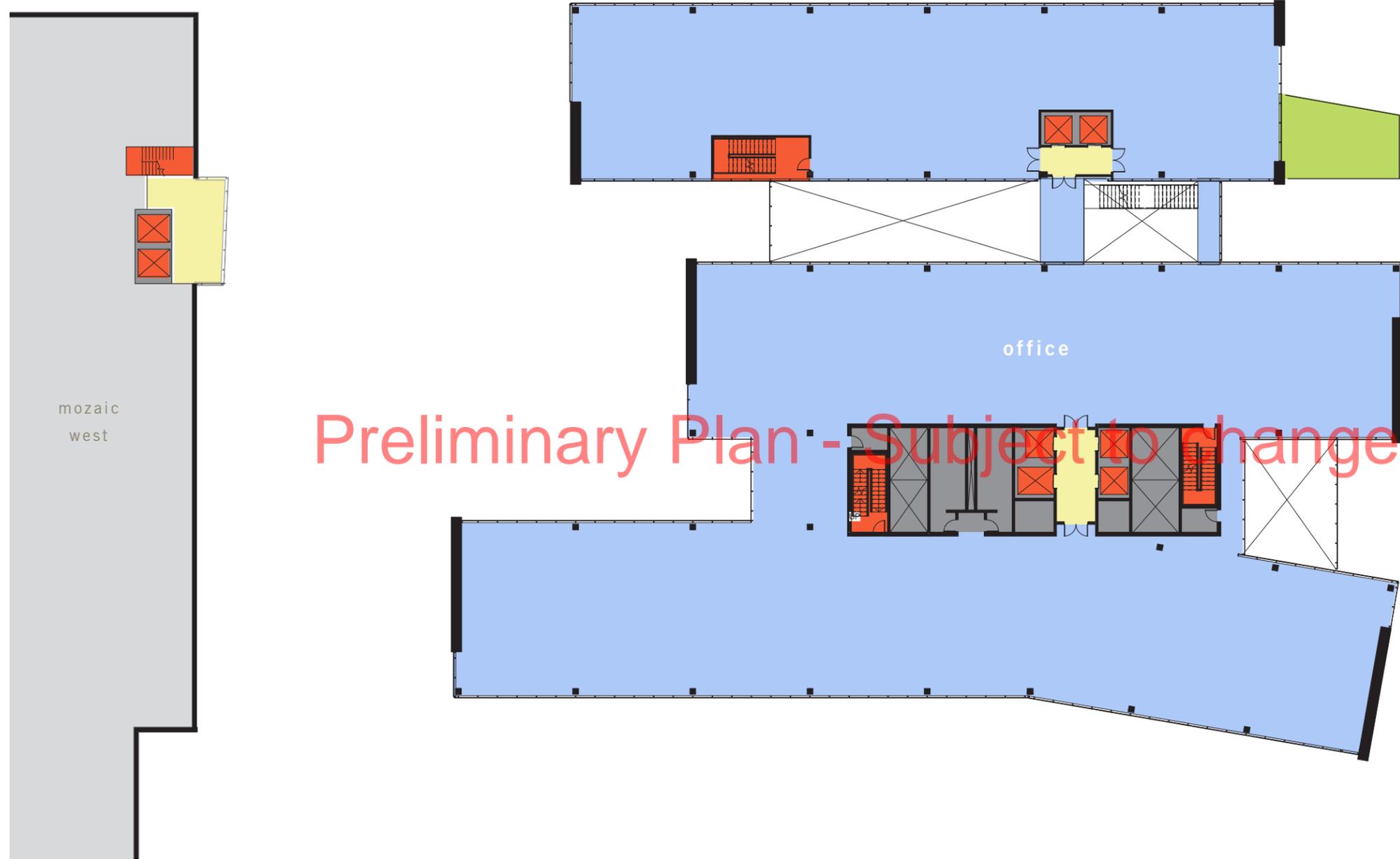


2 level two : 31,827 gsf

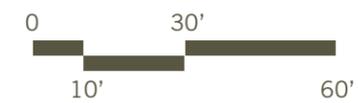


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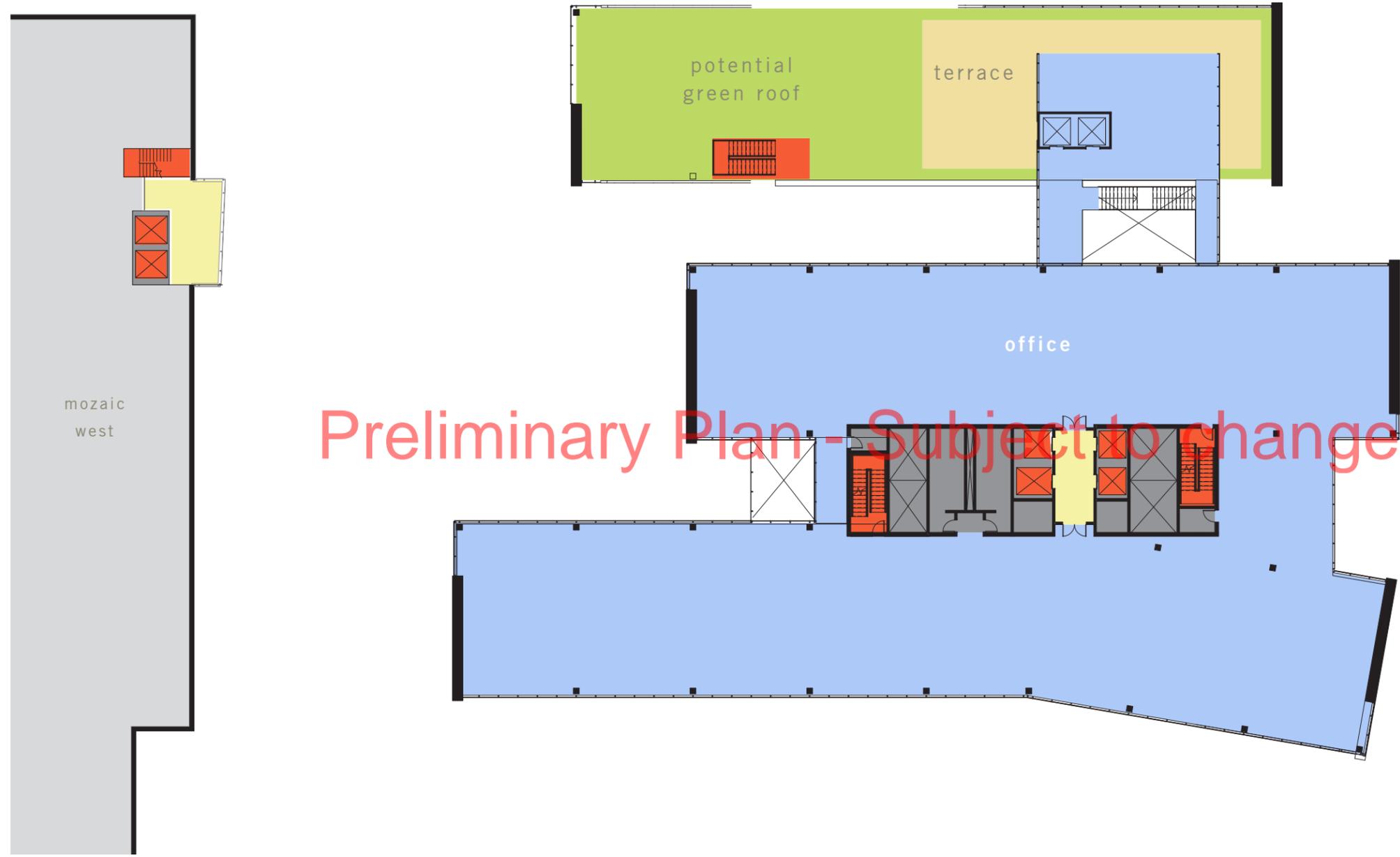


3 level three : 30,755 gsf

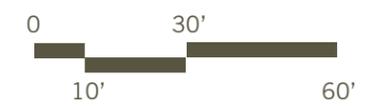


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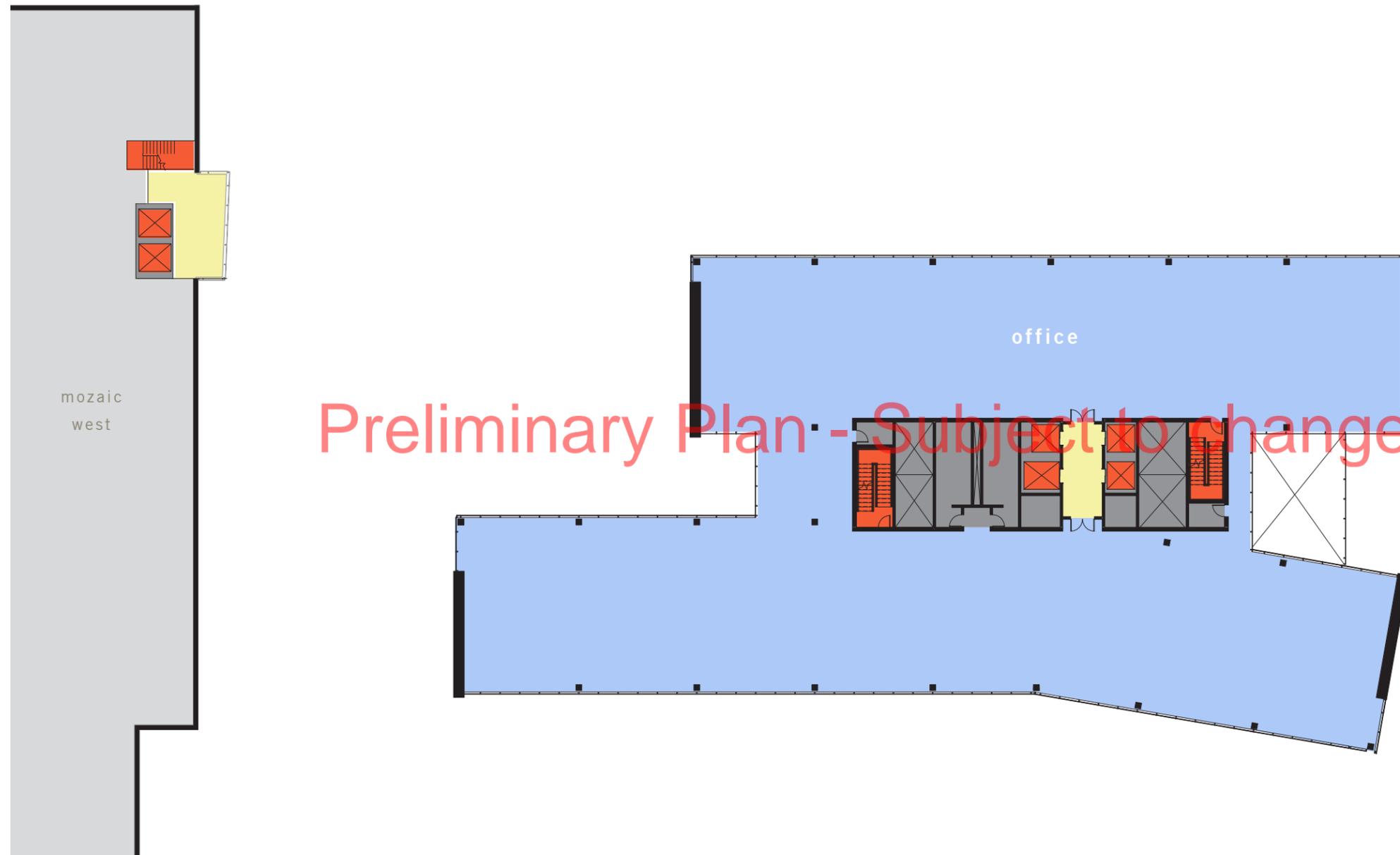


4 level four : 24,407 gsf

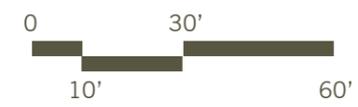


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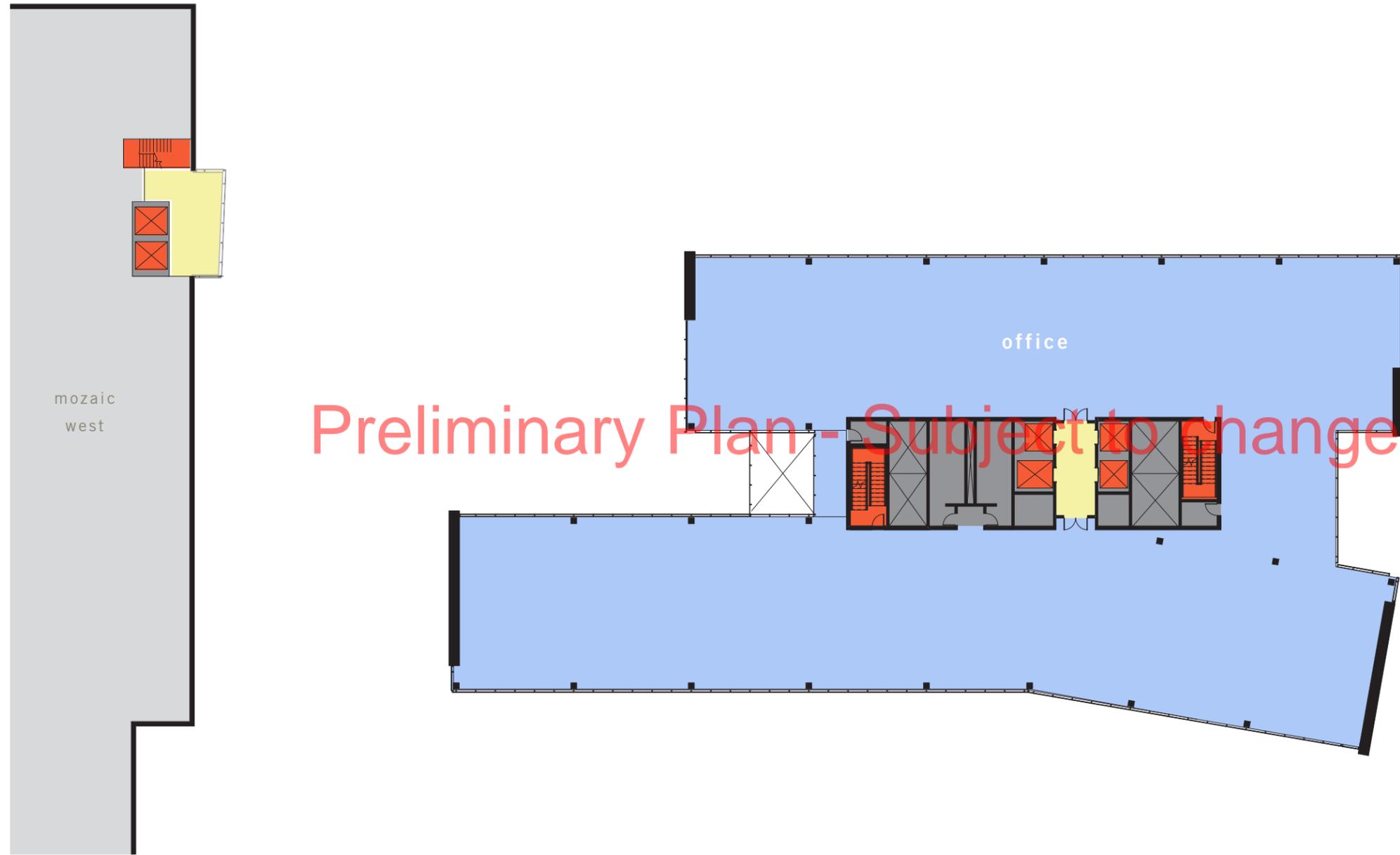


5 level five : 22,092 gsf

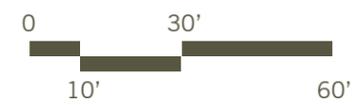


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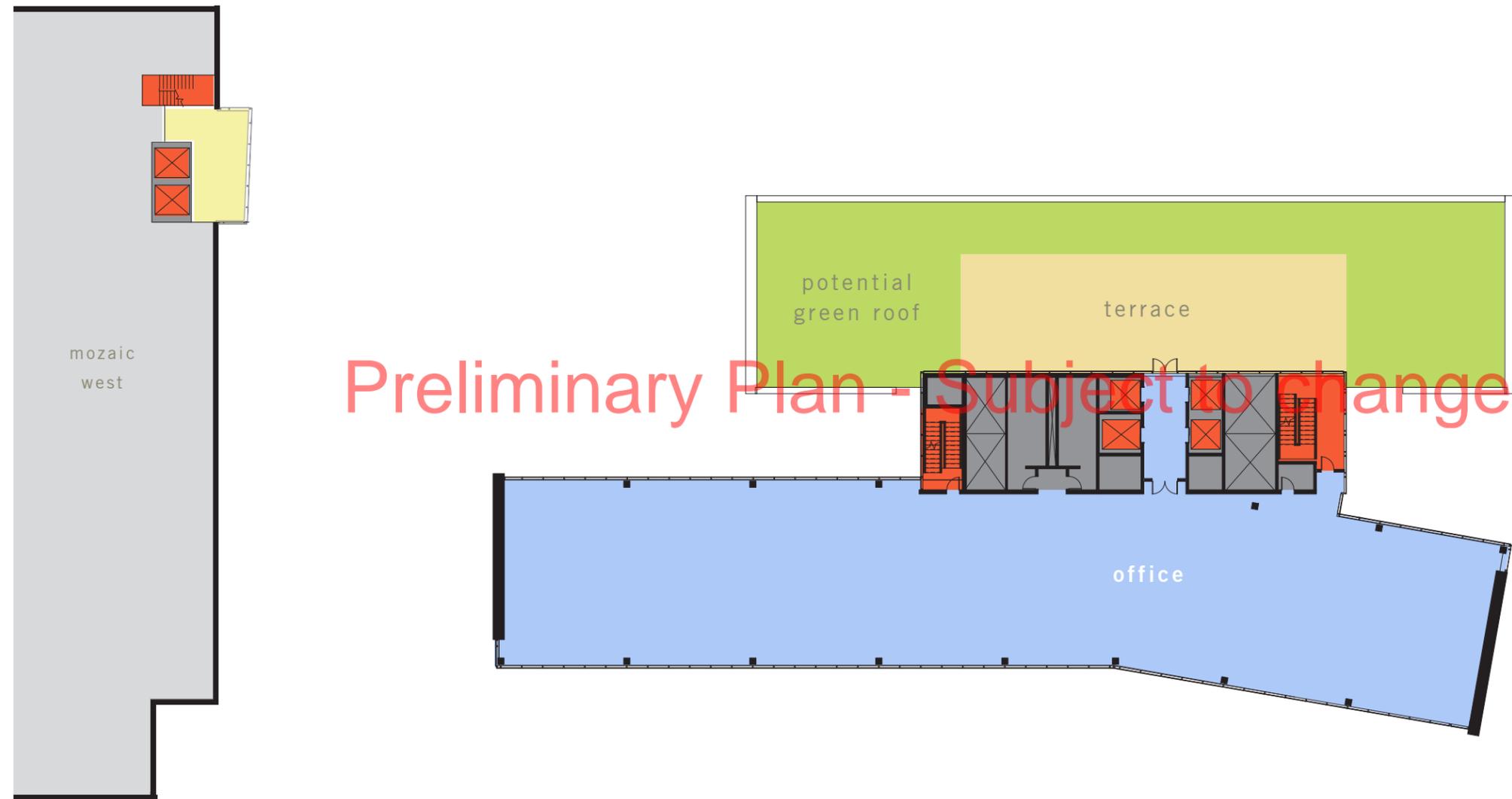


6 level six : 22,500 gsf

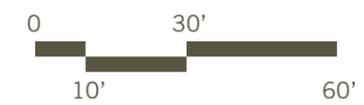


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7 level seven : 13,622 gsf

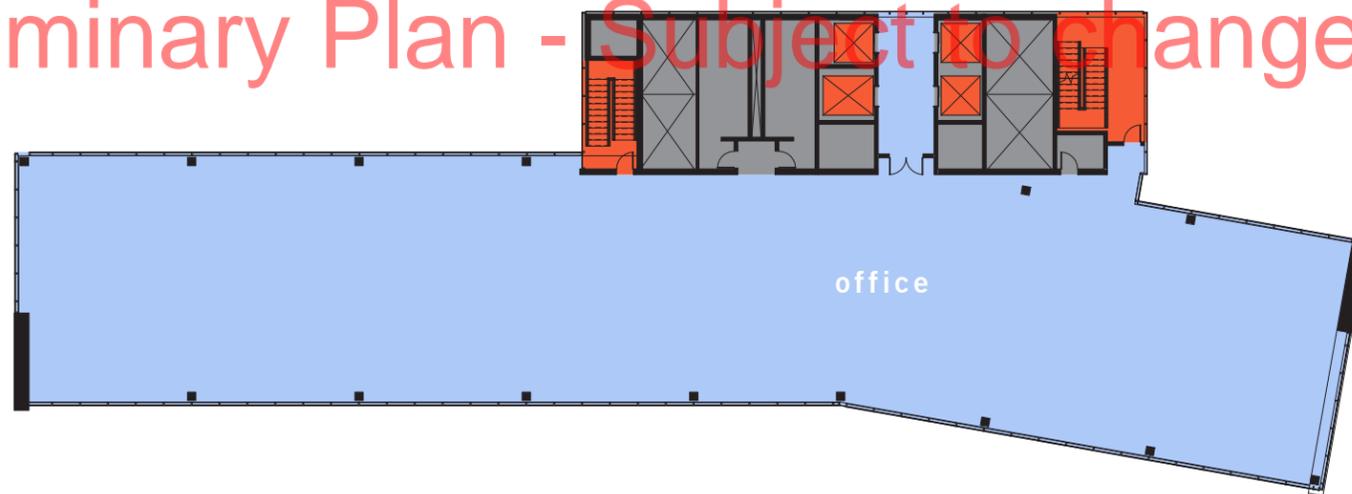


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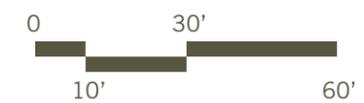
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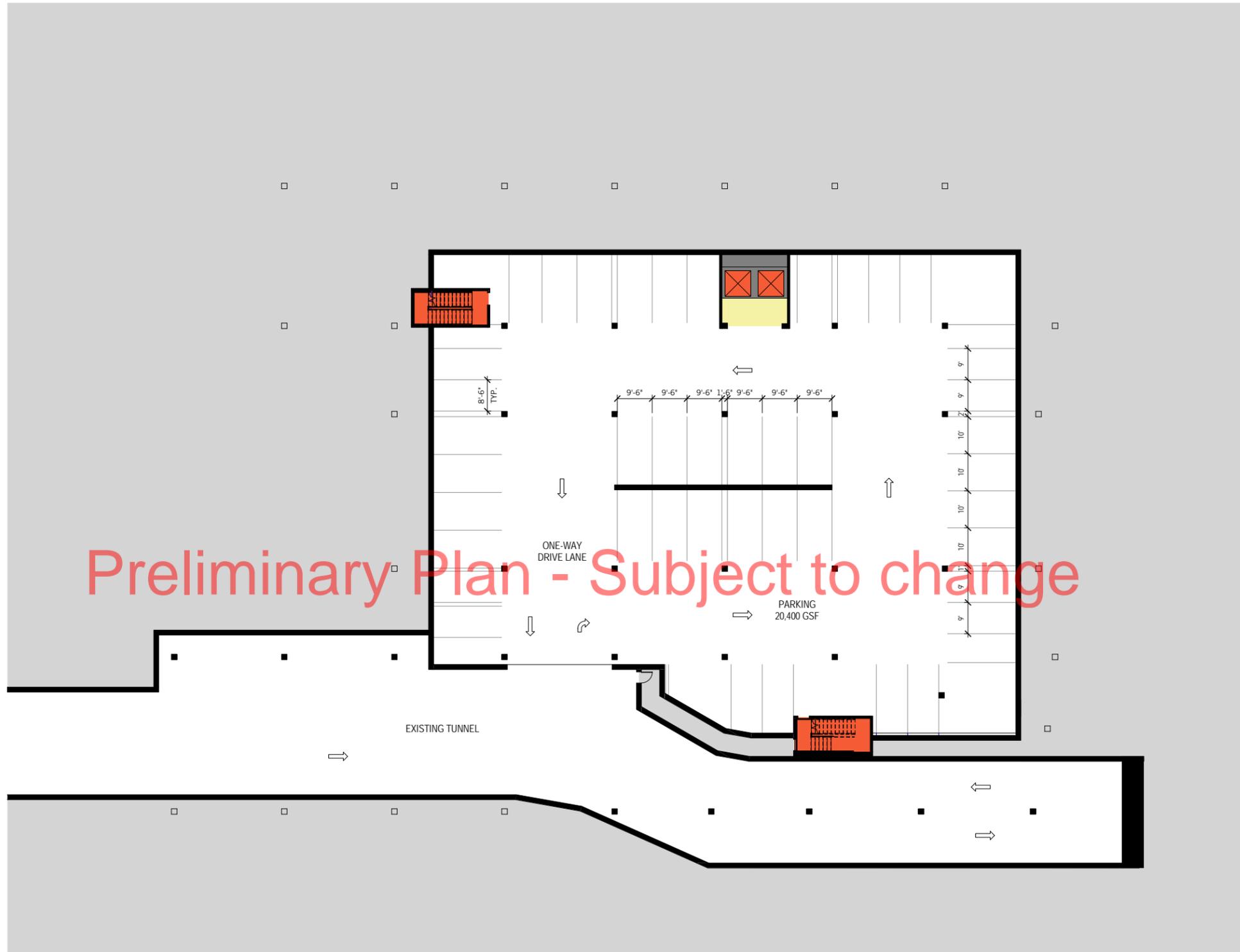


8 level eight : 13,640 gsf

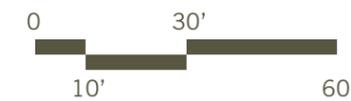


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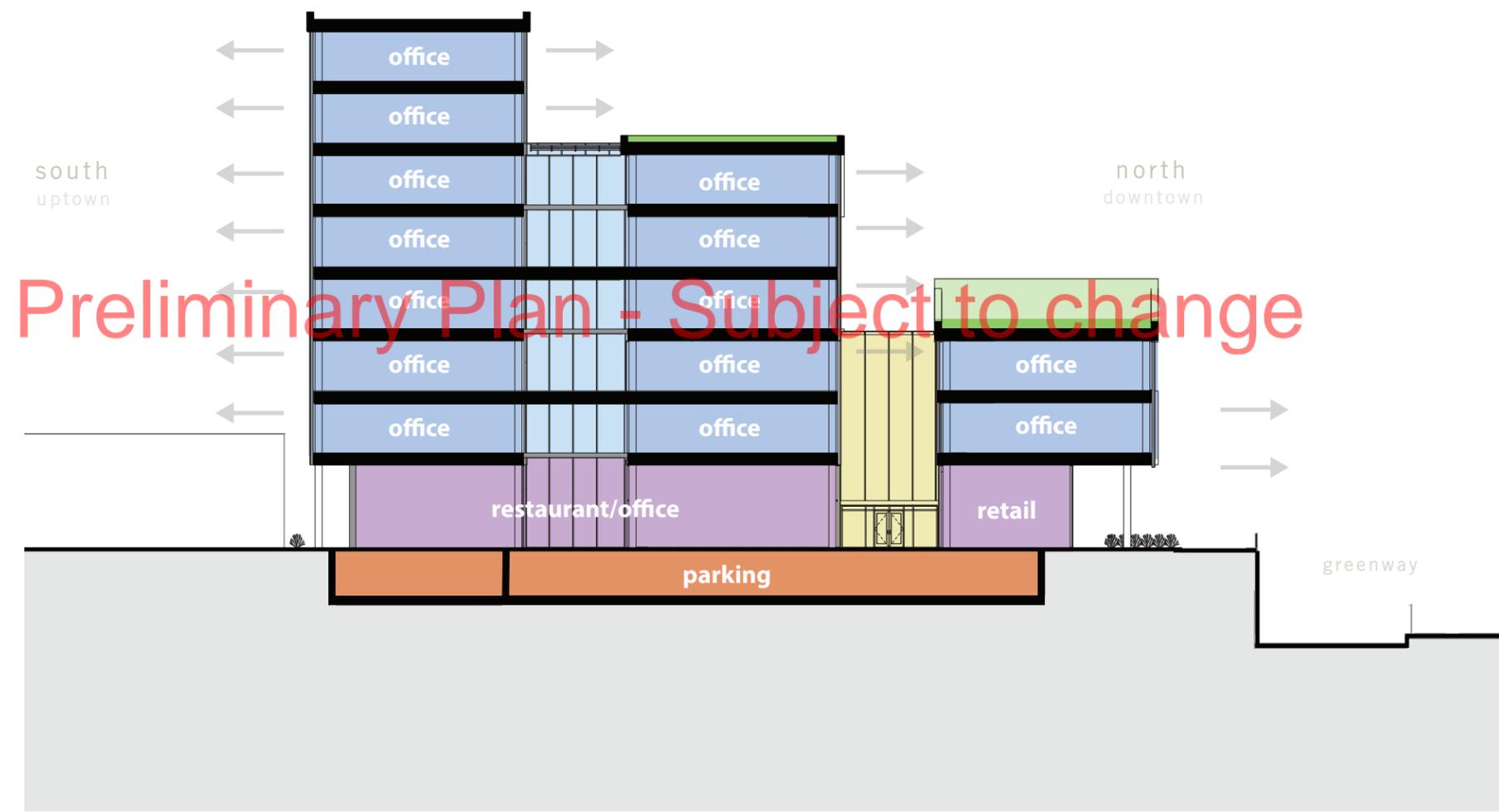


P parking level : 20,372

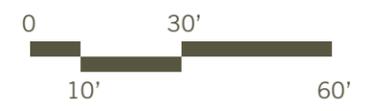


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north / south section



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north elevation



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south elevation



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east elevation



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west elevation



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Preliminary Plan - Subject to change

view from fremont avenue south & midtown greenway



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rendered views
22



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view from girard avenue south & midtown greenway



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view looking north at art plaza



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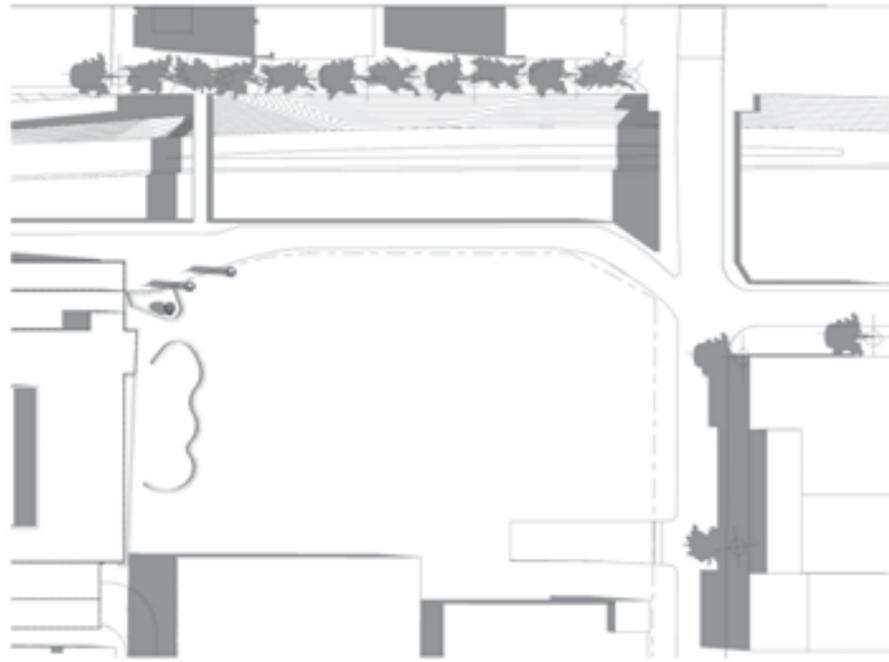
view from lagoon avenue and fremont avenue south



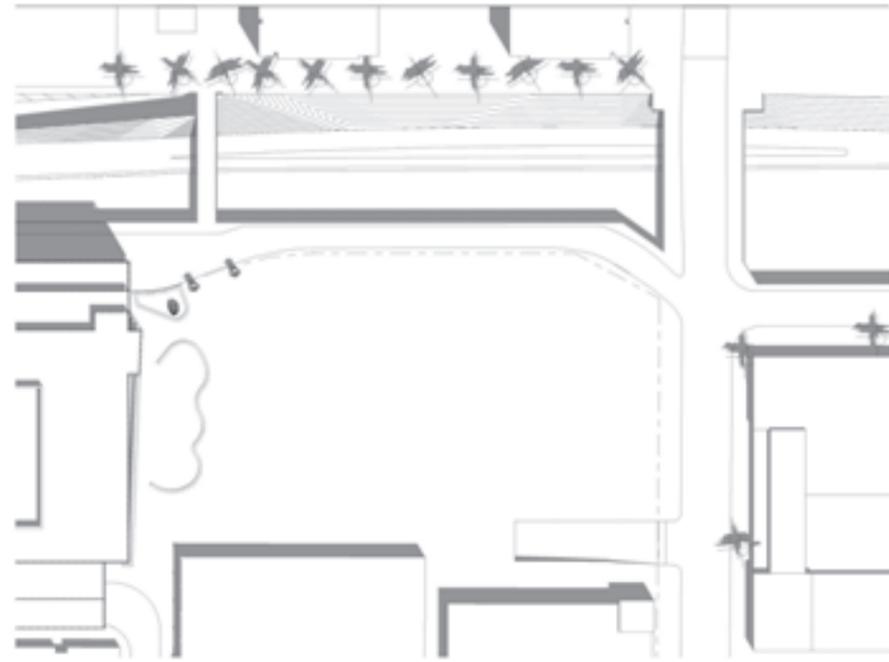
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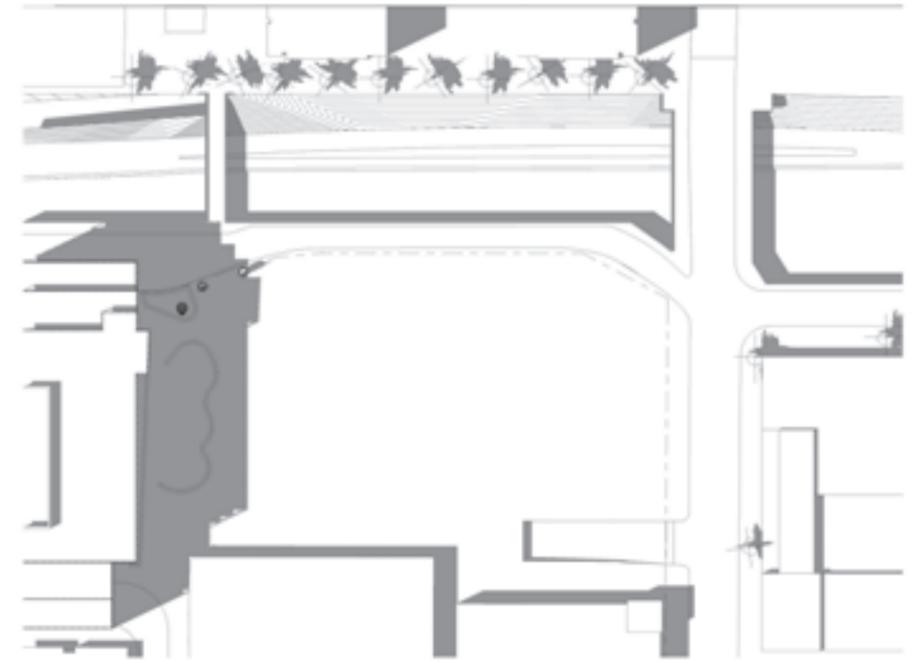
existing



① JUNE 21 - 9AM - EXISTING



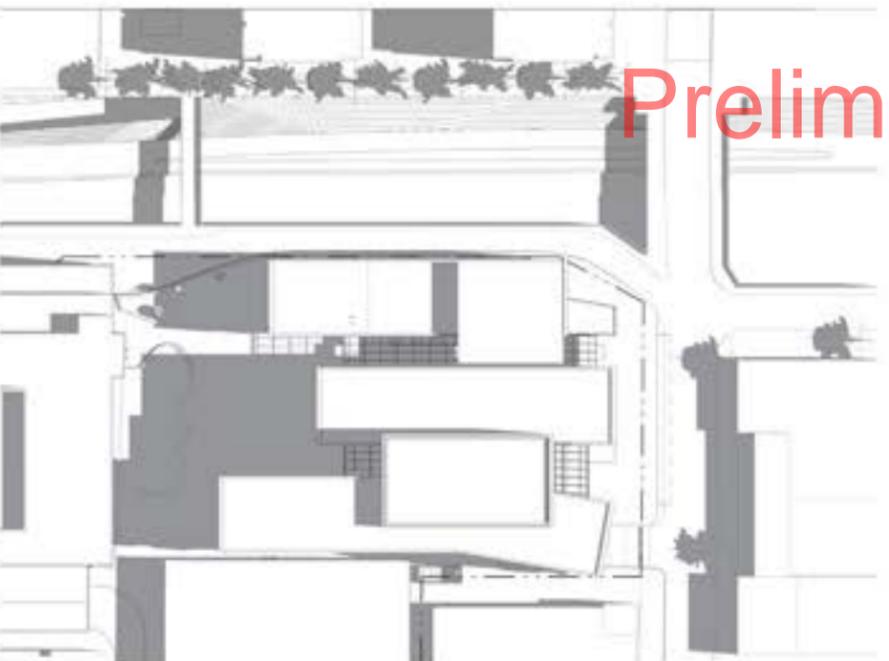
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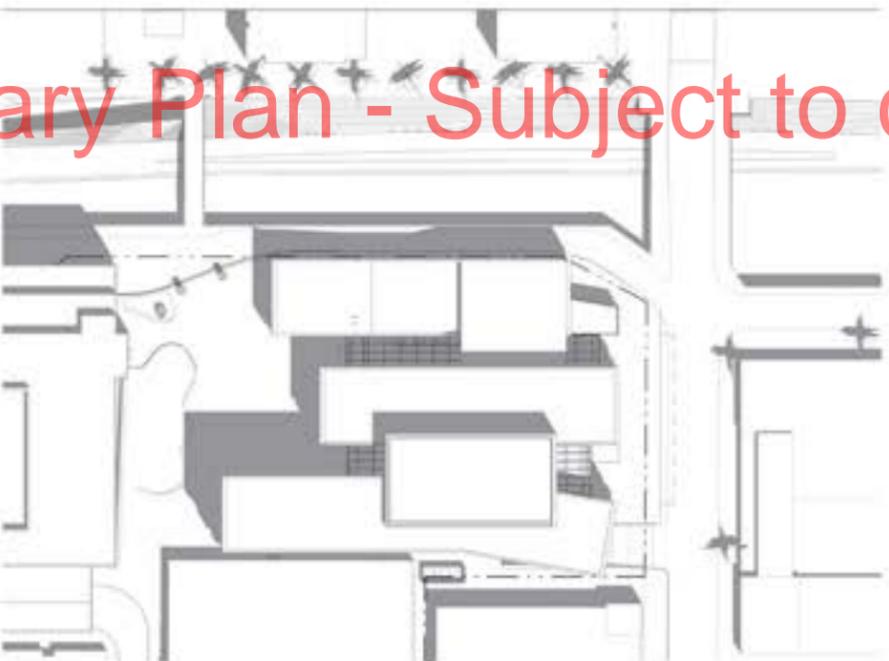
③ JUNE 21 - 3PM - EXISTING

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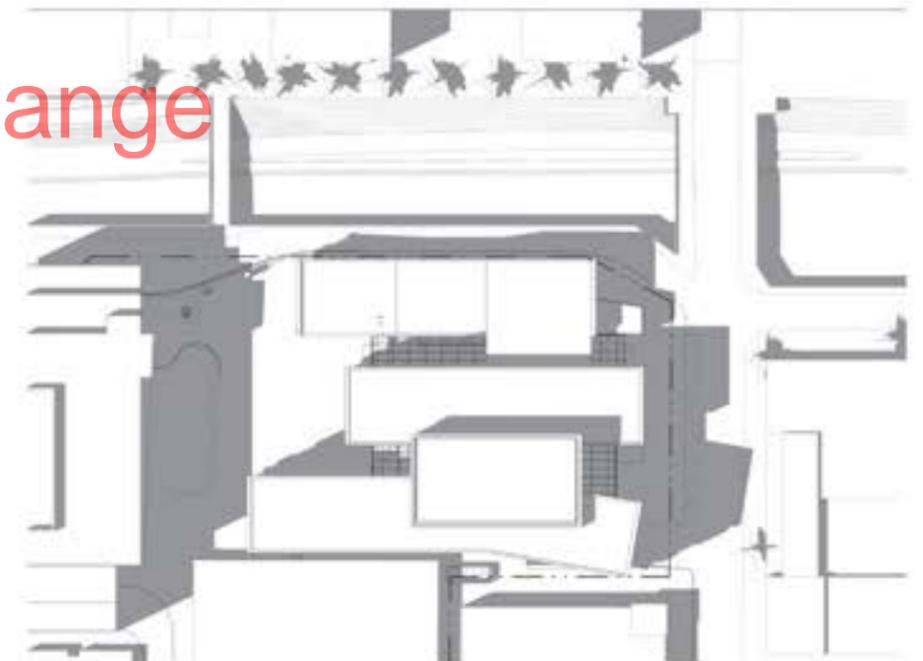
proposed



① JUNE 21 - 9AM - PROPOSED
no additional pathway shading



② JUNE 21 - 12PM - PROPOSED
no additional pathway shading



③ JUNE 21 - 3PM - PROPOSED
no additional pathway shading

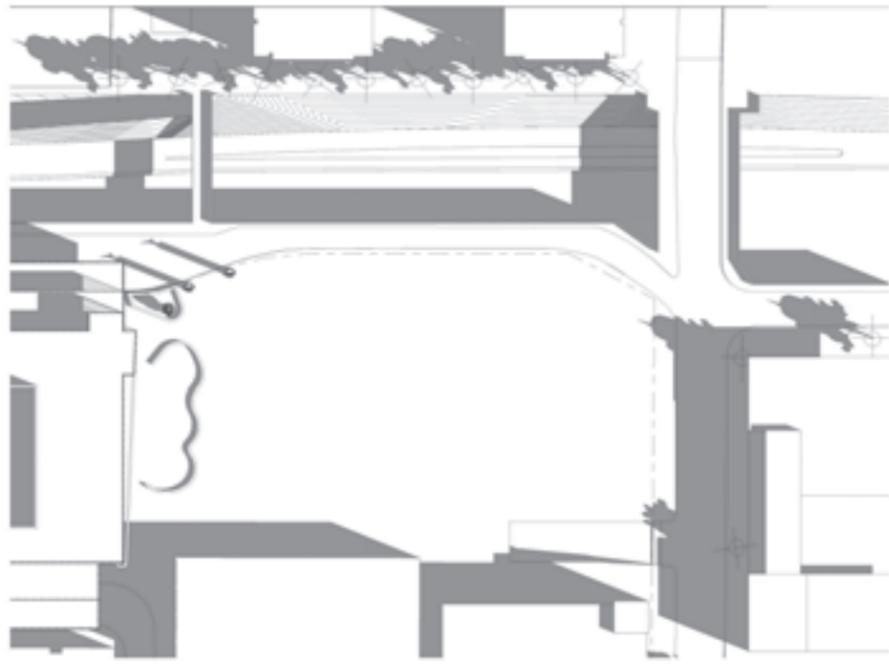
summer solstice



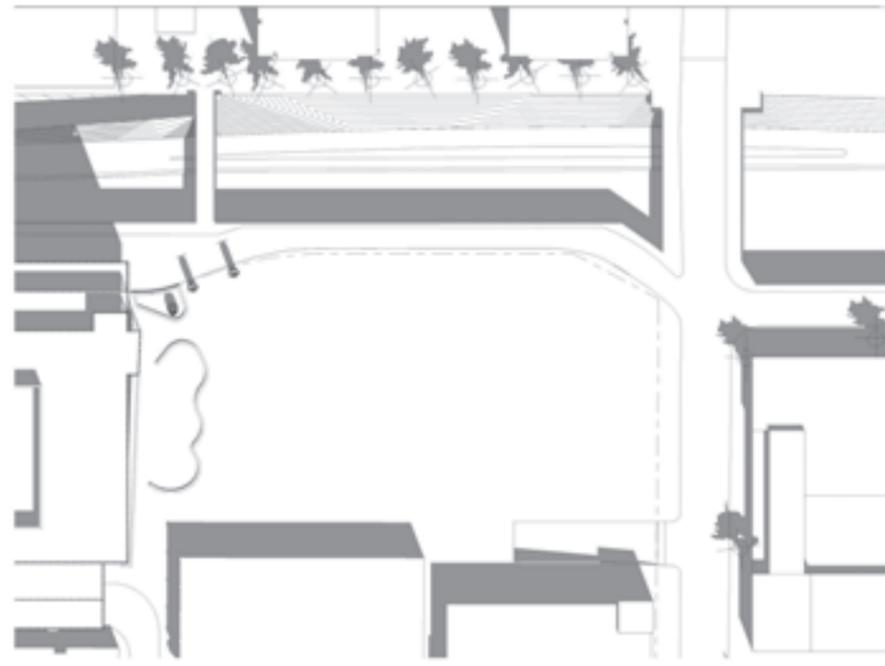
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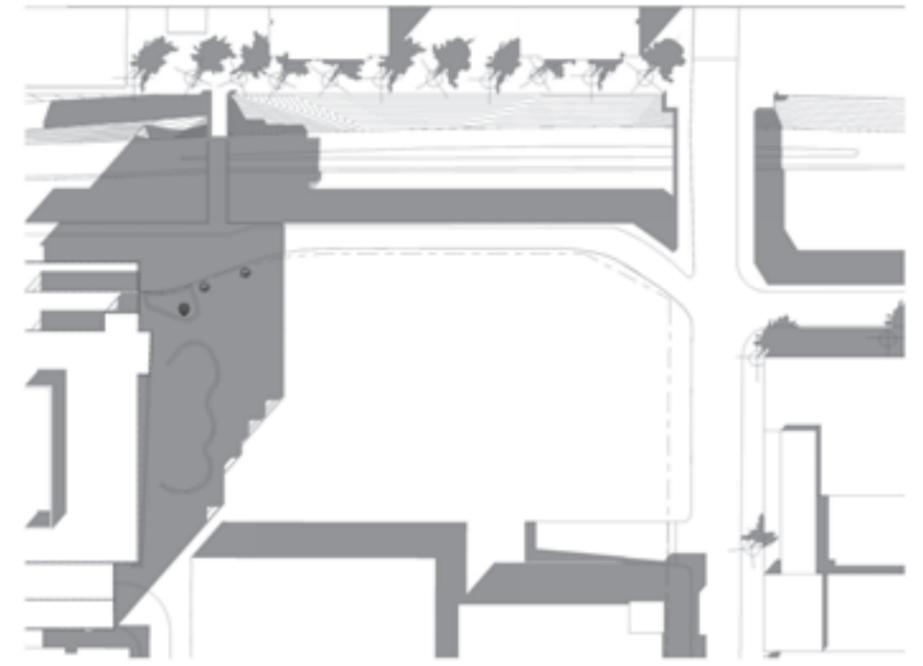
existing



④ MARCH/SEPTEMBER - 9AM - EXISTING



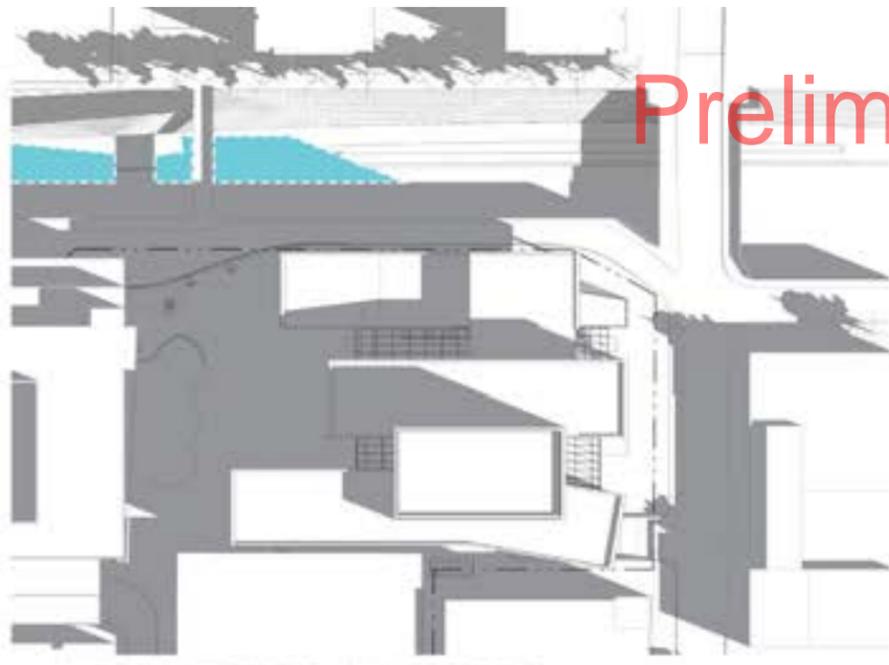
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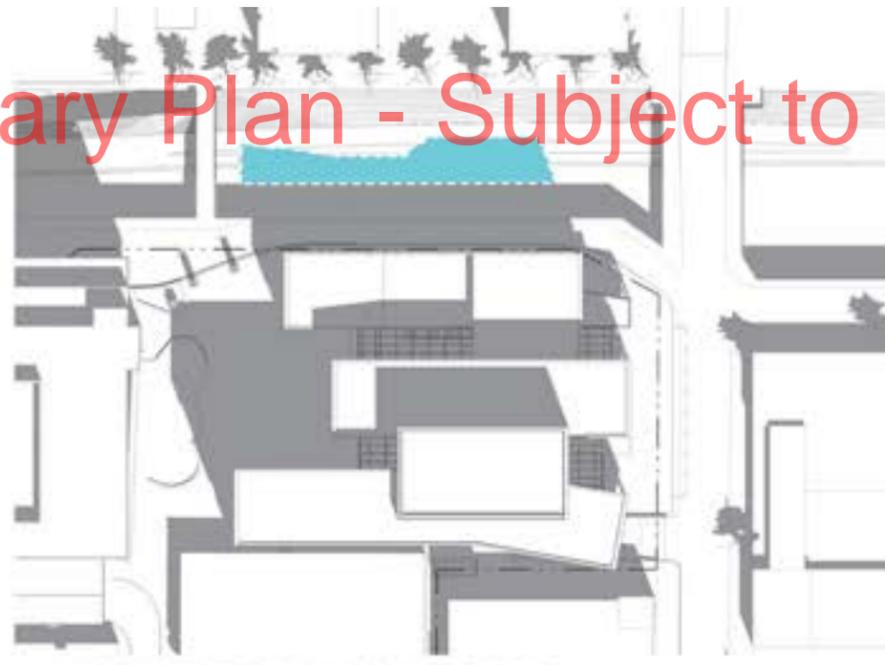
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Preliminary Plan - Subject to change

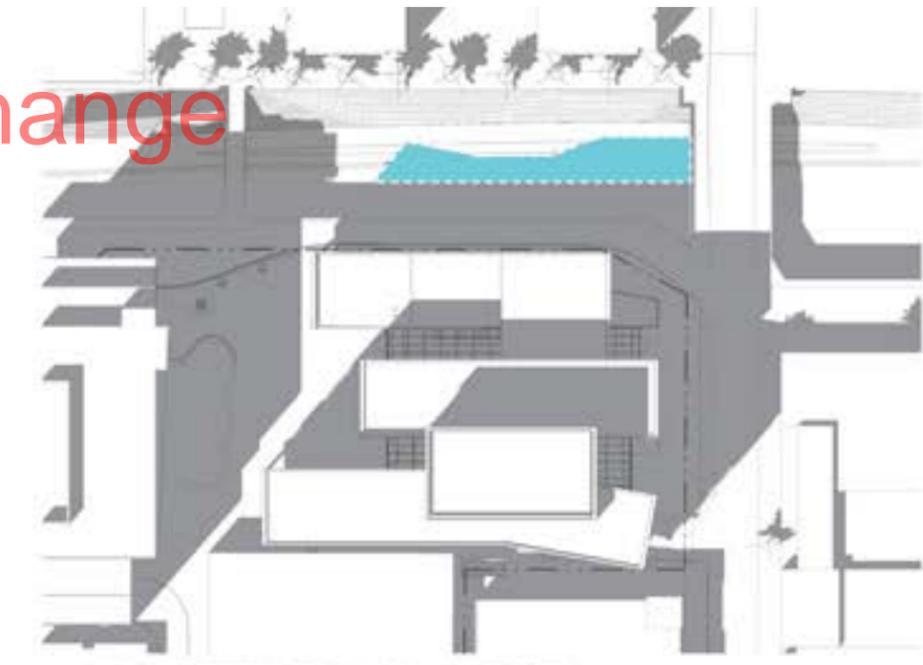
proposed



④ MARCH/SEPTEMBER 21 - 9AM - PROPOSED
■ additional shade to greenway



⑤ MARCH/SEPTEMBER 21 - 12PM - PROPOSED
■ additional shade to greenway



⑥ MARCH/SEPTEMBER 21 - 3PM - PROPOSED
■ additional shade to greenway

spring / fall equinox

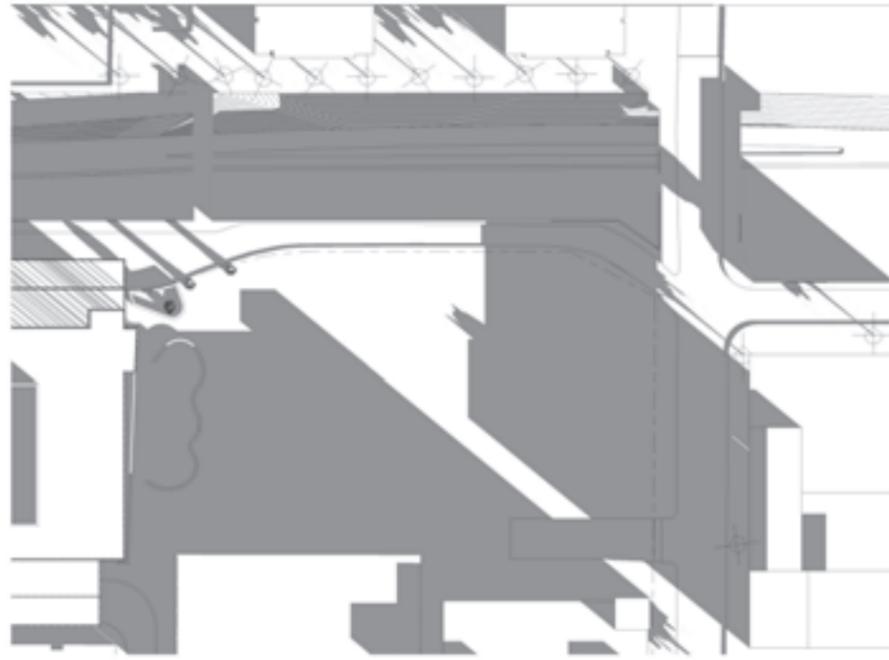


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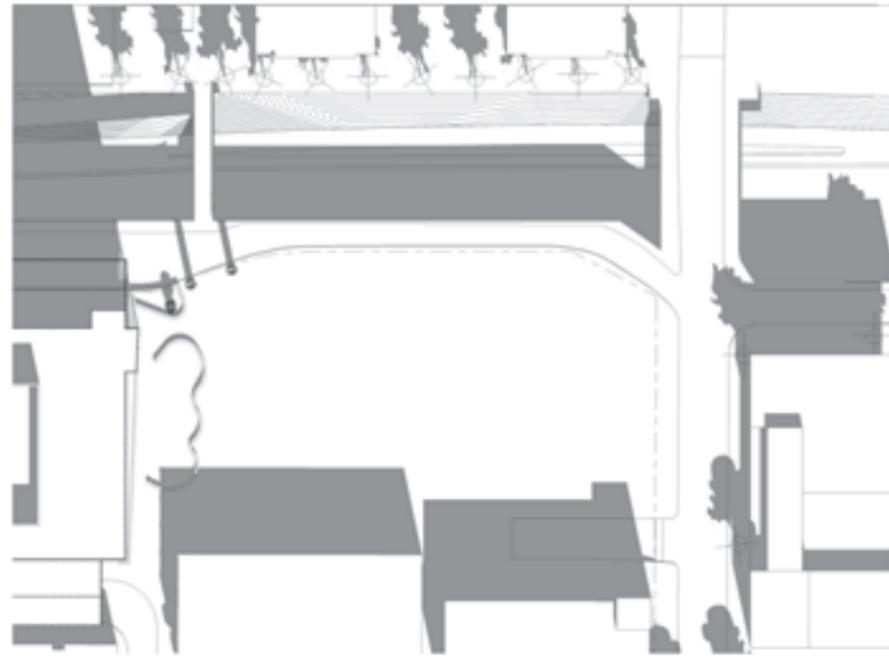
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existing



7 DECEMBER 21 - 9AM - EXISTING



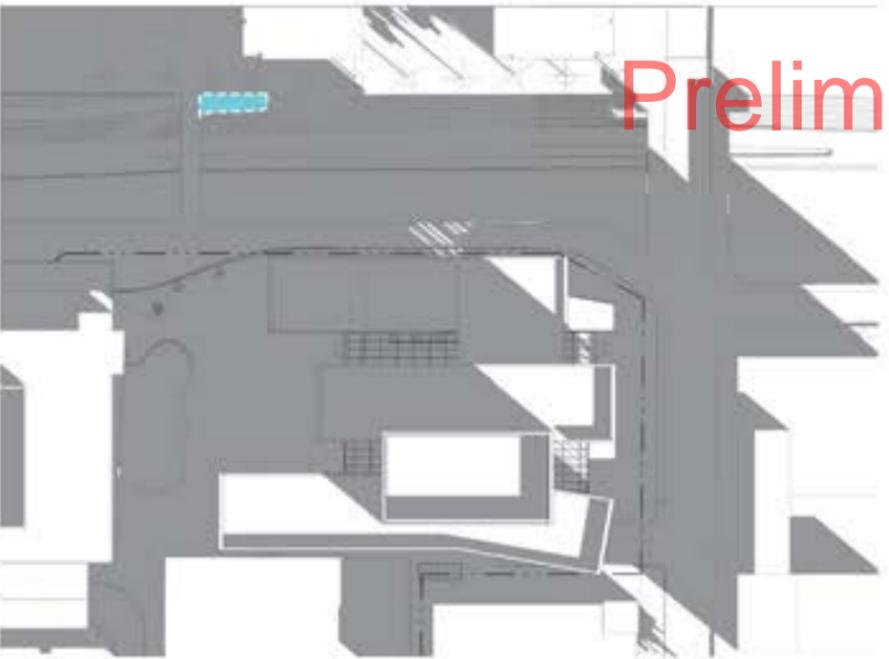
8 DECEMBER 21 - 12PM - EXISTING



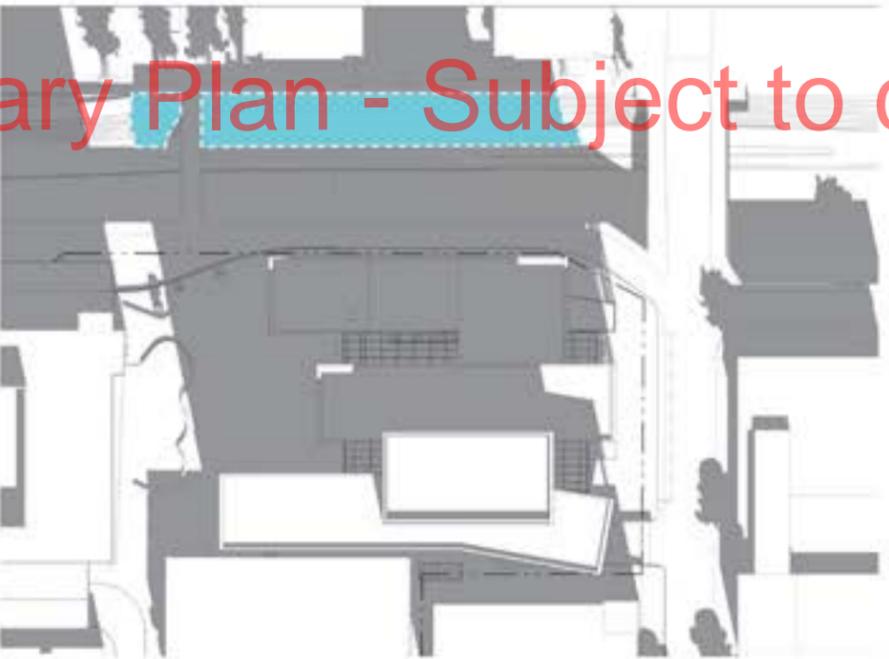
9 DECEMBER 21 - 3PM - EXISTING

Preliminary Plan - Subject to change

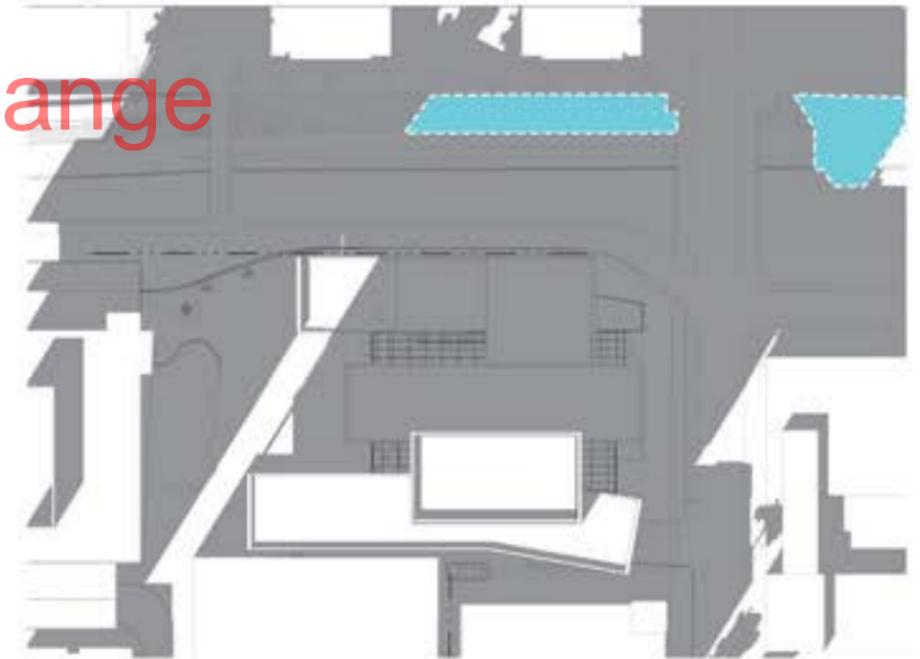
proposed



7 DECEMBER 21 - 9AM - PROPOSED
■ additional shade to greenway



8 DECEMBER 21 - 12PM - PROPOSED
■ additional shade to greenway



9 DECEMBER 21 - 3PM - PROPOSED
■ additional shade to greenway

winter solstice



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site plan



looking southwest



Preliminary Plan - Subject to change

looking southeast



before

after



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view at fremont ave s



view at girard ave s



view at art plaza



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before

after

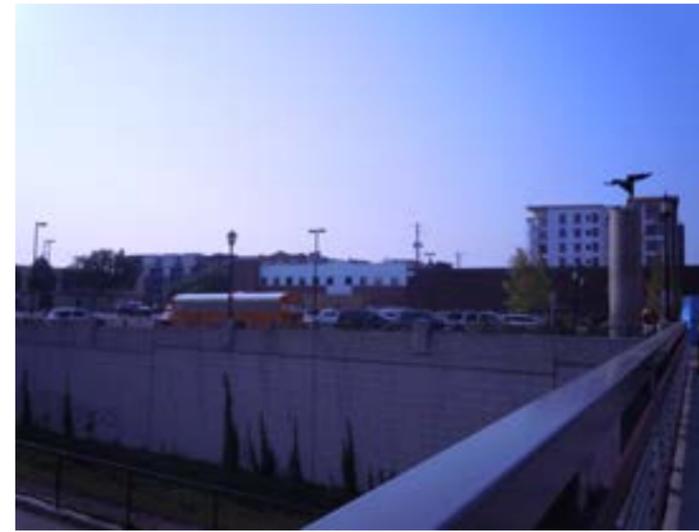


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site looking southwest from fremont & greenway



site looking southeast from bike bridge & greenway



site looking north



greenway looking west / site at left



greenway looking east / site at right



site looking southeast



1300 lagoon building north entry

Preliminary Plan - Subject to change



site at fremont & transit lane



looking south at fremont & service alley



looking west at parking tunnel exit



looking north at fremont & service alley