

**Department of Community Planning and Economic Development**

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**MEMORANDUM**

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DATE: February 20, 2014

TO: Committee of the Whole of the City Planning Commission members

FROM: Hilary Dvorak, Principal City Planner

SUBJECT: Mayo Clinic Square – 600 Hennepin Avenue

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The applicant is proposing to rehabilitate the Block E development (excluding the 601 Graves Hotel) on both the inside and the outside of the building. The existing tenants in the building (Starbucks, Jimmy Johns, Kieran's Irish Pub and the Shouthouse Dueling Piano Bar) will remain. All of these tenants are and will continue to be located on the first floor. The remainder of the first floor space (not less than 80 percent) will be marketed towards retail or restaurant tenants. The second floor will be marketed towards retail and office tenants. The third floor of the building will be occupied by the Minnesota Timberwolves and the Mayo Clinic.

The interior of the building will be modified so one can walk from Hennepin Avenue to First Avenue North without having to go up to the second floor of the building. The second floor skyway access points will remain. The exterior of the building will be modified. Windows will be added to all three levels of the building and the exterior materials will change significantly.

The application that is required for this rehabilitation is site plan review to allow modifications to the existing building. The City Planning Commission public hearing for this development is scheduled for March 3, 2014.

## STATEMENT OF PROPOSED USE AND DESCRIPTION OF PROJECT

### MAYO CLINIC SQUARE

Originally constructed in 2002 as an entertainment/retail destination, Block E has seen a slow, but steady attrition of occupancy over the last several years. At this time, essentially the only tenants that remain in the building are Starbucks, Jimmy Johns, Kieran's Irish Pub, and the Shouthouse Dueling Piano Bar.

Under new ownership, the building is now being redesigned to better attract market-based tenancies that will activate and energize the entire block. At this time, an unknown combination of office and restaurant/retail tenants are being marketed to occupy both the street, and skyway levels. A single tenant (Minnesota Timberwolves, with Mayo Clinic as a sub-tenant) is intended to occupy the entire 3<sup>rd</sup> level (the former theater space) of the building, as well as the existing mezzanine area.

Architecturally, the entire exterior façade (excluding the 601 Graves Hotel) will be updated. Through a combination of removing the finicky, Italianate detailing of the existing building, and adding large, bold contemporary gestures to it, the façade will be transformed into a modern expression for the City of Minneapolis.

Upper levels of the building will maintain a minimum of 10% glazing, as required. These levels (level 2 and level 3) will incorporate bold gestures and combinations of metal panel, glass, and perforated, three-dimensional scrim. These materials will be curated in a way that reinforces the building massing and hierarchy, as well as composes updated digital media and billboards. The ground level will maintain 30 percent (minimum) of glazed area as required by the zoning ordinance, and will also introduce expanses of natural, durable stone veneer. This quality material will add an expression of stability and sophistication to the pedestrian-scale street presence of the building.

Ease of public use for the building's interior will be greatly improved by connecting the Hennepin and First Avenue mid-block entries with a new internal corridor/walkway. 80% of the street level Gross Leasable Area (GLA) will be Retail/Restaurant tenants, with the remaining 20% of GLA proposed to office uses.

New sidewalk is also planned for the entire building perimeter, as well as a reorganized Kieran's patio. New seat walls and planters will also be incorporated into the site design to emphasize pedestrian scale and activity.







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**Consultants**

**Oslund and Associates**  
 Landscape Architects  
 115 Washington Ave. N.  
 Minneapolis  
 MN 55401  
 612.959.9144  
 www.osala.com

**Certification**

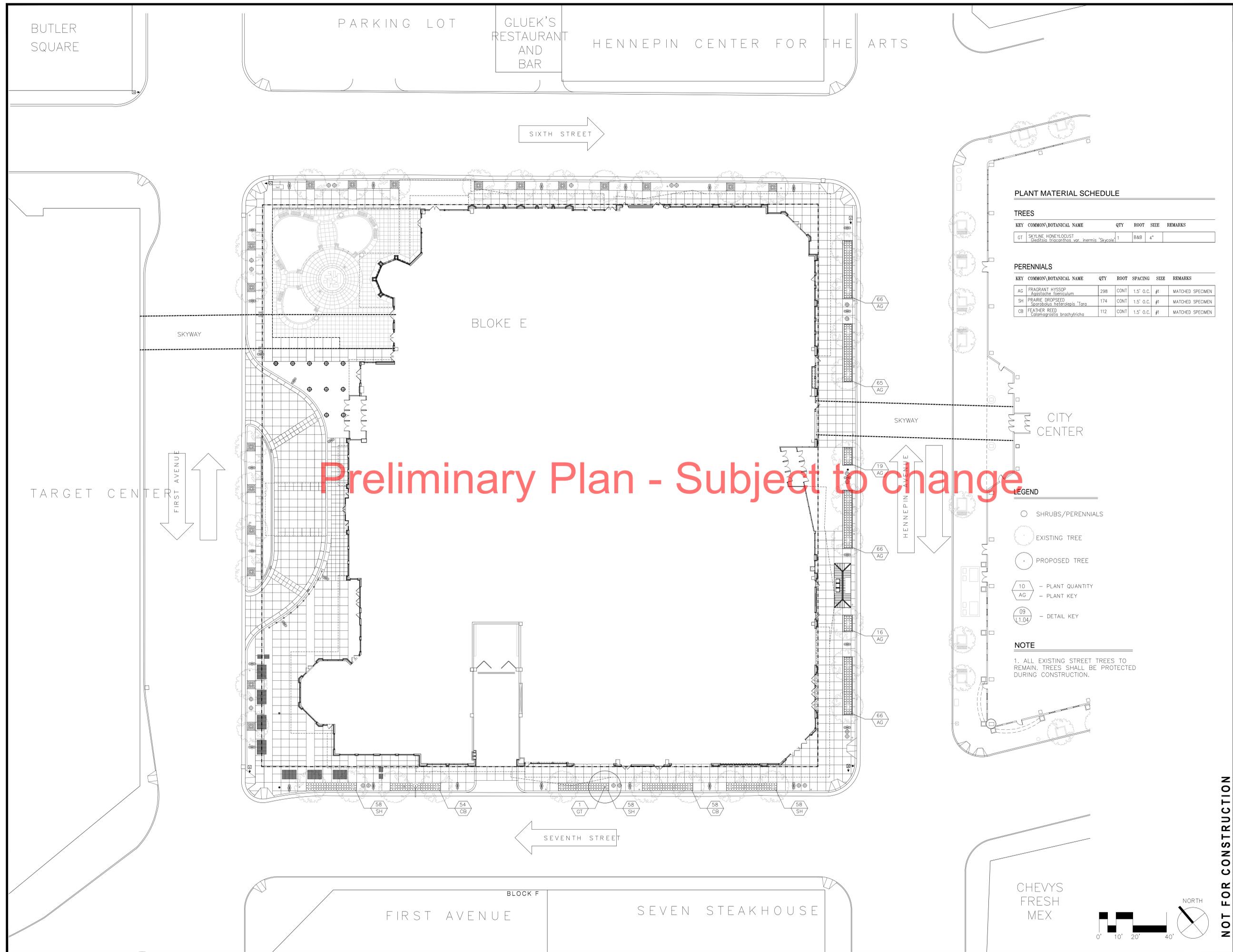
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Signature: *Jack Kim*  
 Registration No. 24862  
 Date 02/10/14

**Project For**



**MAYO CLINIC SQUARE**



**PLANT MATERIAL SCHEDULE**

**TREES**

KEY	COMMON/BOTANICAL NAME	QTY	ROOT SIZE	REMARKS
GT	SKYLINE HONEYLOCUST <i>Gleditsia triacanthos var. inermis</i> "Skycole"	1	B&B 4"	

**PERENNIALS**

KEY	COMMON/BOTANICAL NAME	QTY	ROOT SPACING	SIZE	REMARKS
AG	FRAGRANT HYSSOP <i>Agastache foeniculum</i>	298	CONT 1.5' O.C.	#1	MATCHED SPECIMEN
SH	RAIRIE DROPSIDE <i>Sporobolus heterolepis</i> "Tara"	174	CONT 1.5' O.C.	#1	MATCHED SPECIMEN
CB	FEATHER REED <i>Calamagrostis brachytricha</i>	112	CONT 1.5' O.C.	#1	MATCHED SPECIMEN

**LEGEND**

- SHRUBS/PERENNIALS
- EXISTING TREE
- PROPOSED TREE
- 10 - PLANT QUANTITY
- AG - PLANT KEY
- 09 - DETAIL KEY
- L1.04

**NOTE**

1. ALL EXISTING STREET TREES TO REMAIN. TREES SHALL BE PROTECTED DURING CONSTRUCTION.

Project No.	2670.001
Drawn By	HZH
Checked By	TK
Date	02/10/14

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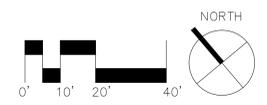
Mark	Date	LAND USE APPLICATION Description

**MAYO CLINIC SQUARE**

**NOT FOR CONSTRUCTION**

**LANDSCAPE PLAN**

**L2.00**









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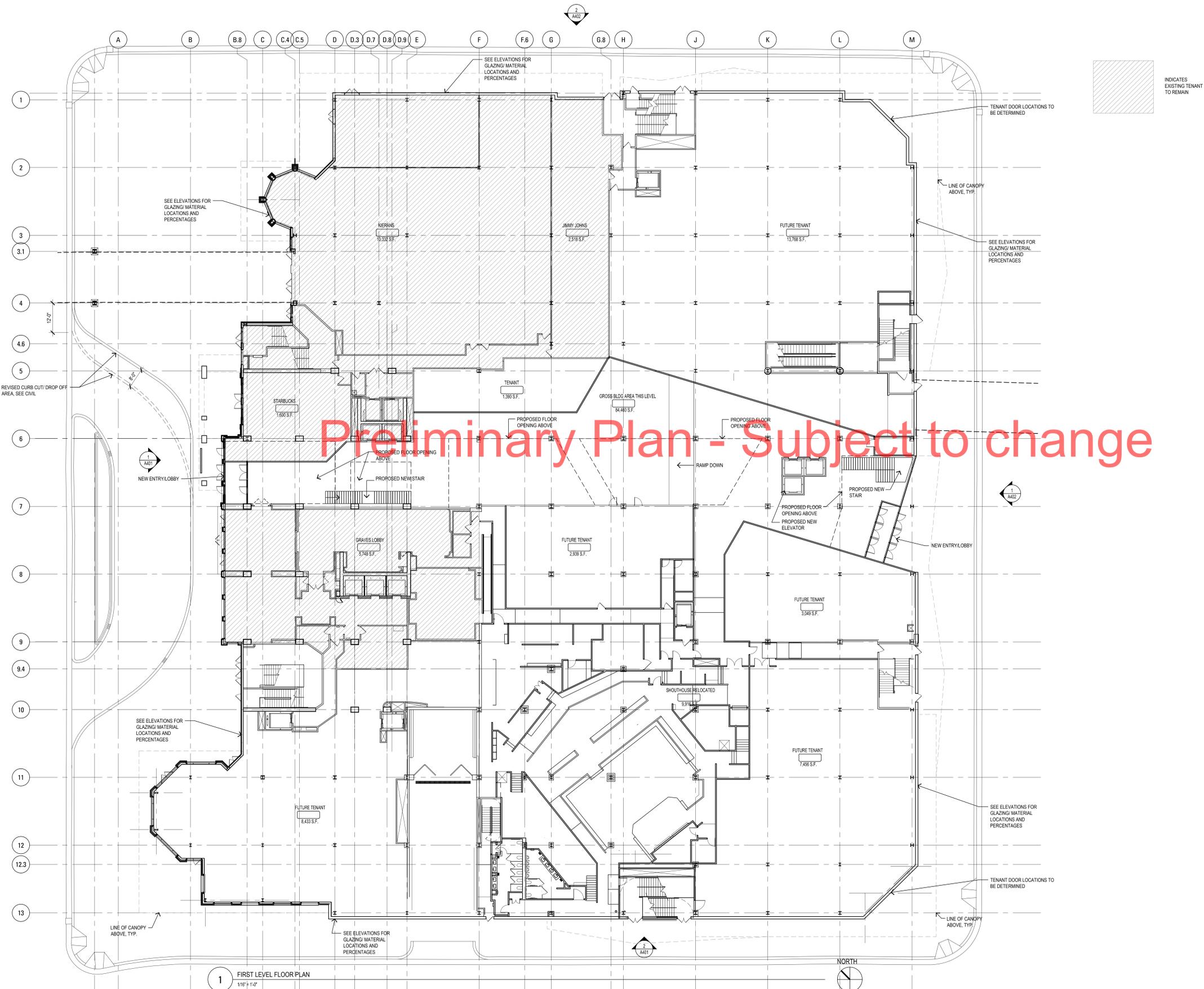
Registration No.

Date

Project For



MAYO CLINIC SQUARE



1 FIRST LEVEL FLOOR PLAN  
 1/8" = 1'-0"

Project No. 2558.001.00  
 Drawn By SS  
 Checked By CLK  
 Date 02/10/14

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Mark	Date	Description

MAYO CLINIC SQUARE

FIRST LEVEL FLOOR PLAN

A101



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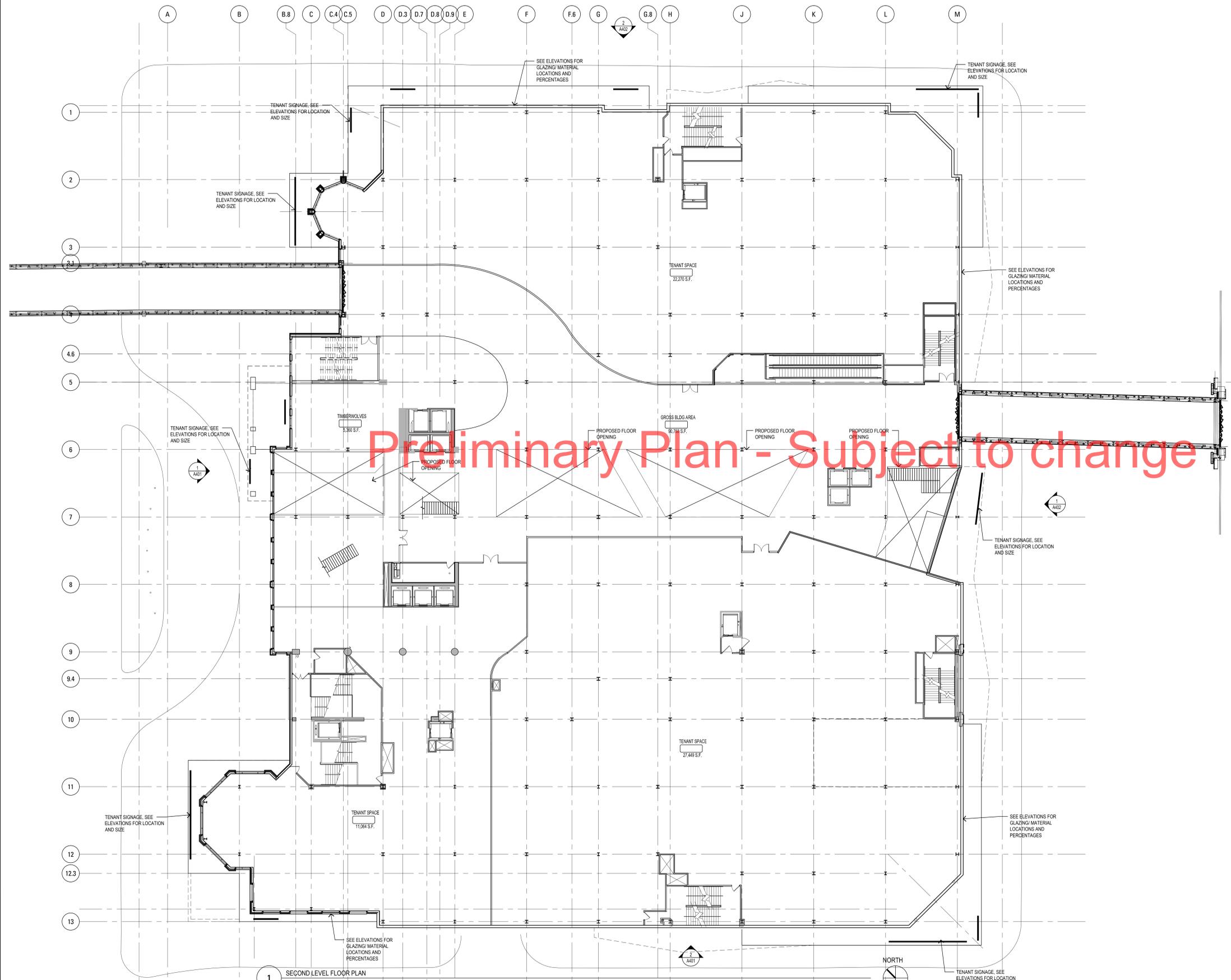
Registration No.

Date

Project For



MAYO CLINIC SQUARE



Preliminary Plan - Subject to change

Project No. 2558.001.00

Drawn By SS

Checked By CLK

Date 02/10/14

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Mark	Date	Description

MAYO CLINIC SQUARE

SECOND LEVEL FLOOR PLAN

A102



1ST ELEVATION

1ST FLOOR  
2ND FLOOR  
3RD FLOOR

METAL PANEL-1	METAL PANEL-2	FIBER C	STONE	GLASS	SCRIM	TOTAL AREA	GLASS %
		336	2384	1973		4693	42%
	626	1792		1950		4368	45%
2288	350	1620		1020		5278	19%
					3890		

KEYNOTES

- CLEAR CHANNEL ADVERTISING BOARD, 378 S.F.
- MAYO CLINIC SHIELD LOGO SMALL, 100 S.F.
- MAYO CLINIC SHIELD LOGO LARGE, 150 S.F.
- MAYO CLINIC SQUARE SIGN SMALL, 24" TALL, 50 S.F.
- MAYO CLINIC SQUARE SIGN MEDIUM, 30" TALL, 90 S.F.
- MAYO CLINIC SQUARE SIGN LARGE, 36" TALL, 105 S.F.
- FUTURE SECOND FLOOR TENANT SIGN, EXACT LOCATION TO BE DETERMINED. MAXIMUM 24" TALL AND 25 S.F.
- FUTURE FIRST FLOOR TENANT SIGN, EXACT LOCATION TO BE DETERMINED. A MIX OF BUILDING AND BLADE SIGNS ALLOWED, MAXIMUM 24" TALL AND 25 S.F.
- METAL PANEL 1, DRI JOINT METAL PANEL SYSTEM, ANTHRA ZINC FINISH
- METAL PANEL 2 (LOCATED BEHIND PERFORATED ALUMINUM AT BUILDING CORNERS), FLUSH SEAM METAL PANEL, DARK GREY KYNAR FINISH
- FIBER COMPOSITE RAINSCREEN PANEL, LIGHT GREY FINISH
- PERFORATED ALUMINUM PANEL ON ALUMINUM TUBE FRAME
- GLASS
- STONE
- METAL CANOPY
- VIDEO MONITOR, 180 S.F.

\*\*\* TOTAL PROPOSED NEW SIGNAGE THIS ELEVATION = 585 S.F.  
TOTAL DIGITAL ADVERTISING THIS ELEVATION = 558 S.F.



1 1ST AVENUE ELEVATION  
1/16" = 1'-0"

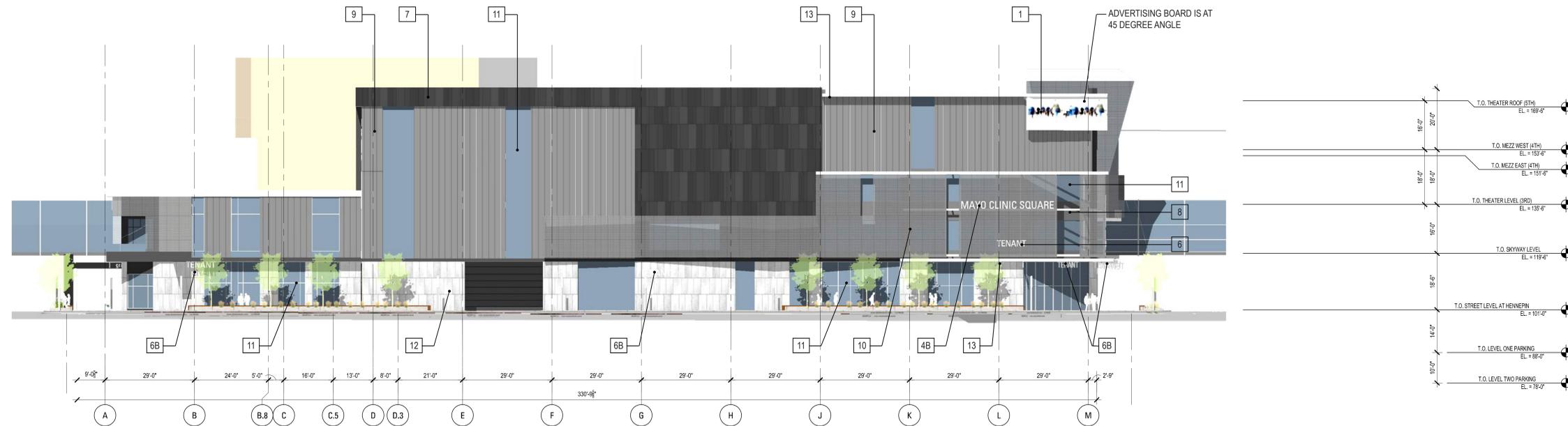
Preliminary Plan - Subject to change

7TH ELEVATION

1ST FLOOR  
2ND FLOOR  
3RD FLOOR

METAL PANEL-1	METAL PANEL-2	FIBER C	STONE	GLASS	SCRIM	TOTAL AREA	GLASS %
210	160	227	2384	2674		5655	47%
710	642	1584		1704		4640	37%
2352	1810	3240		1478		8880	17%
					3645		

\*\*\* TOTAL PROPOSED NEW SIGNAGE THIS ELEVATION = 215 S.F.  
TOTAL DIGITAL ADVERTISING THIS ELEVATION = 378 S.F.



2 7TH STREET ELEVATION  
1/16" = 1'-0"



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Registration No. \_\_\_\_\_

Date \_\_\_\_\_

Project For



MAYO CLINIC SQUARE

Project No. 2558.001.00

Drawn By SS

Checked By CLK

Date 02/10/14

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Mark	Date	Description
2/10/14		LAND USE APPLICATION

MAYO CLINIC SQUARE

EXTERIOR ELEVATIONS

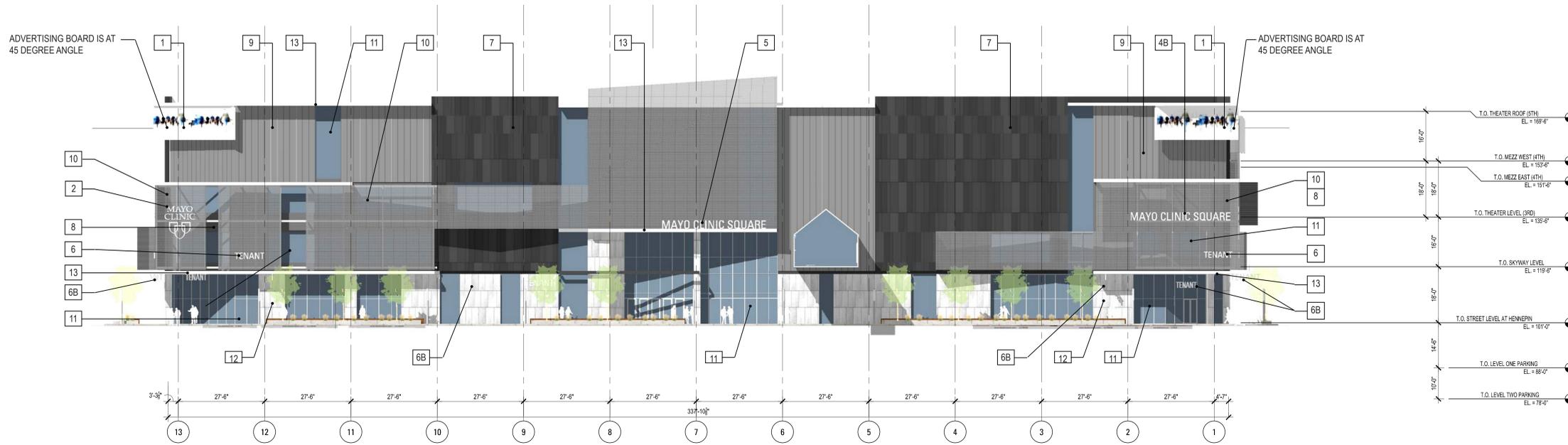
A401

HENNEPIN ELEVATION

	METAL PANEL-1	METAL PANEL-2	FIBER C	STONE	GLASS	SCRIM	TOTAL AREA	GLASS %
1ST FLOOR	420	120	105	1904	3151		5700	55%
2ND FLOOR	1480	874	496		1950		4800	41%
3RD FLOOR	3884	2323	3172		1721		11100	16%
						6940		

KEYNOTES

- CLEAR CHANNEL ADVERTISING BOARD, 378 S.F.
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- MAYO CLINIC SHIELD LOGO LARGE, 150 S.F.
- MAYO CLINIC SQUARE SIGN SMALL, 24" TALL, 50 S.F.
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- PERFORATED ALUMINUM PANEL ON ALUMINUM TUBE FRAME
- GLASS
- STONE
- METAL CANOPY
- VIDEO MONITOR, 180 S.F.



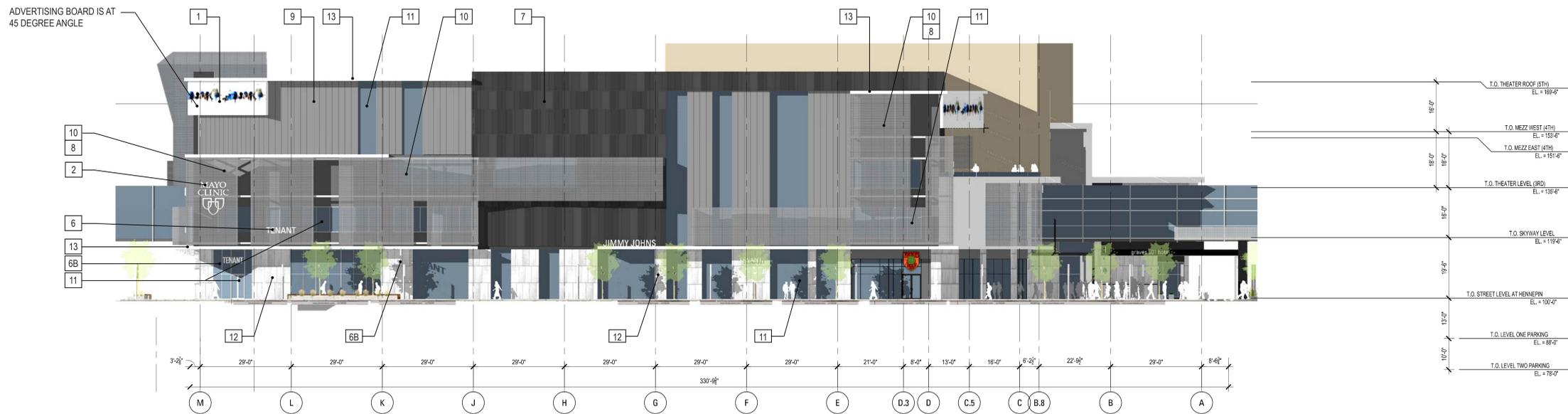
\*\*\* TOTAL PROPOSED NEW SIGNAGE THIS ELEVATION = 470 S.F.  
TOTAL DIGITAL ADVERTISING THIS ELEVATION = 378 S.F.

Preliminary Plan - Subject to change

6TH ELEVATION

	METAL PANEL-1	METAL PANEL-2	FIBER C	STONE	GLASS	SCRIM	TOTAL AREA	GLASS %
1ST FLOOR	215	255	115.5	1216	2391		4192.5	57%
2ND FLOOR	992	734	530		1184		3440	34%
3RD FLOOR	1669	3276	2095		1470		8510	17%
						4910		

\*\*\* TOTAL PROPOSED NEW SIGNAGE THIS ELEVATION = 175 S.F.



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MAYO CLINIC SQUARE

Project No. 2558.001.00

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Date 02/10/14

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Mark	Date	LAND USE APPLICATION	Description

MAYO CLINIC SQUARE

EXTERIOR ELEVATIONS

A402





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Project No. 2558.001.00

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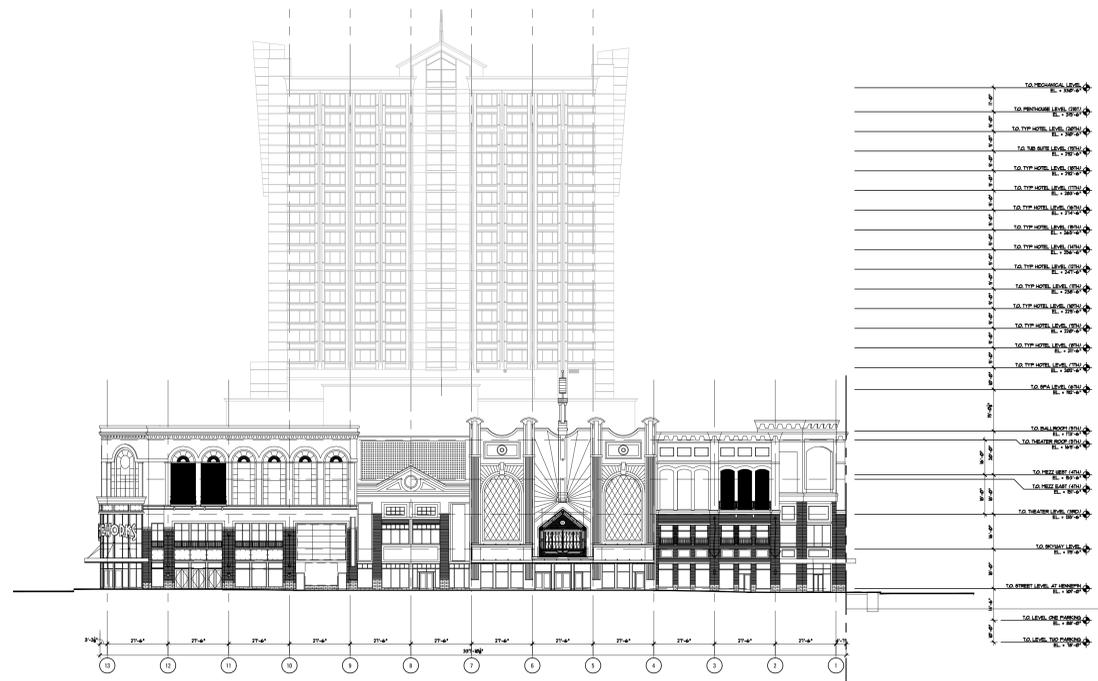
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Mark	Date	Description
2/10/14	LAND USE APPLICATION	

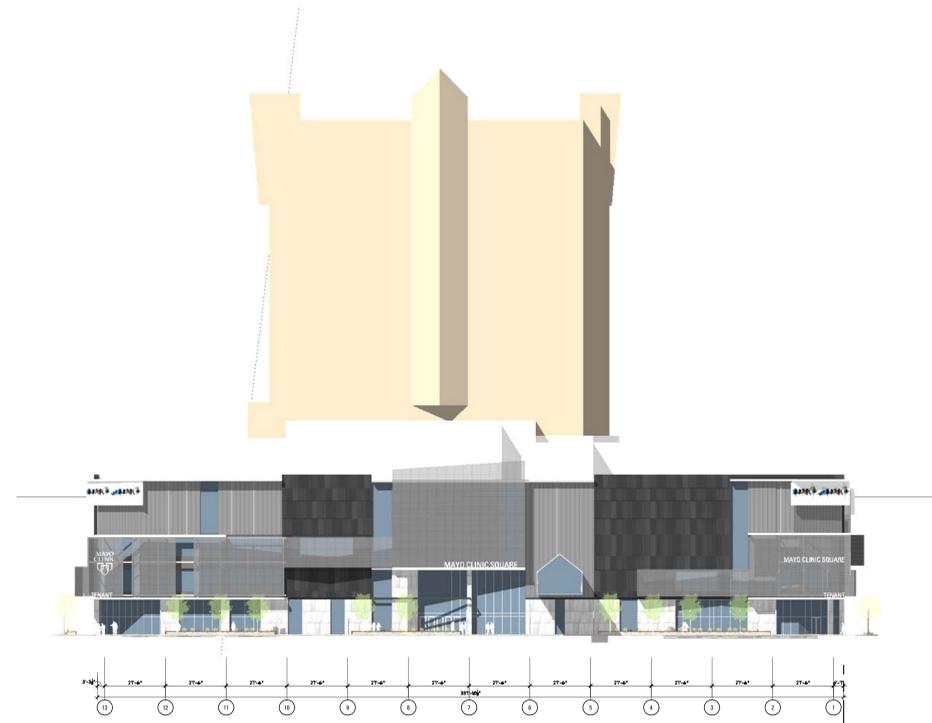
MAYO CLINIC SQUARE

COMPARISON ELEVATIONS

A404

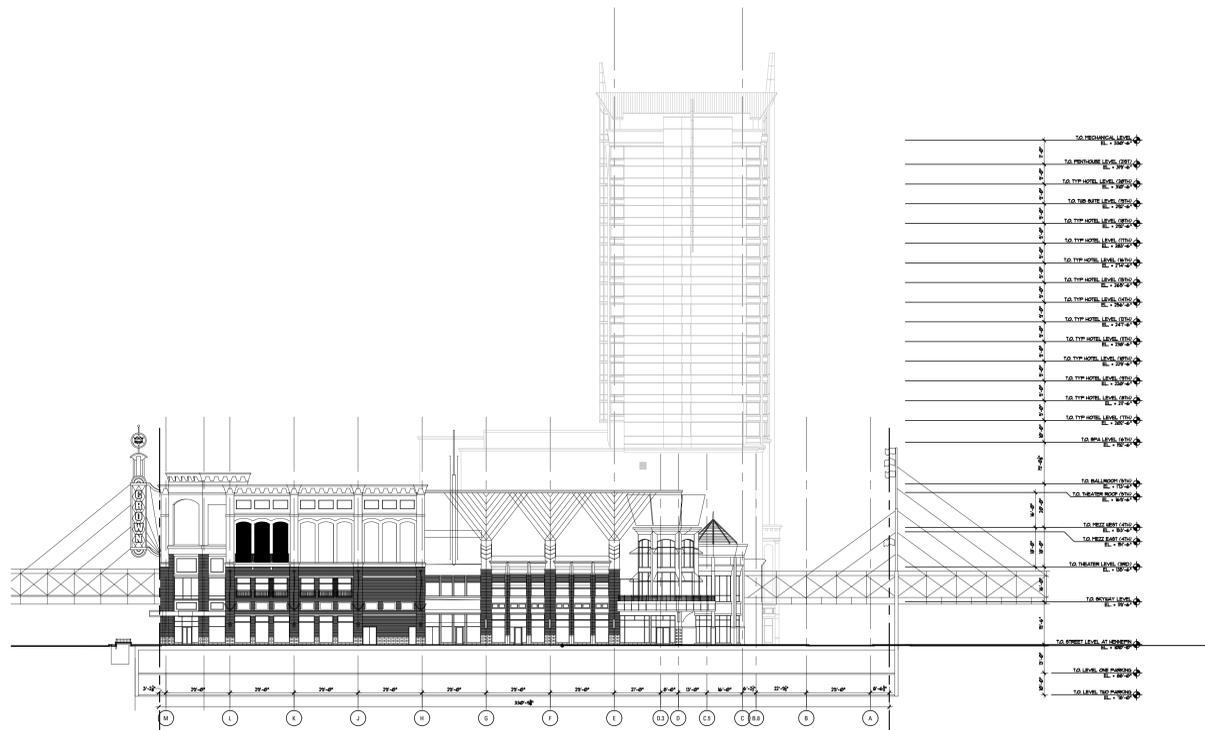


1 HENNEPIN AVENUE ELEVATION-BEFORE  
 1/32" = 1'-0"



2 HENNEPIN AVENUE ELEVATION-AFTER  
 1/32" = 1'-0"

# Preliminary Plan - Subject to change



3 6TH STREET ELEVATION-BEFORE  
 1/32" = 1'-0"



4 6TH STREET ELEVATION-AFTER  
 1/32" = 1'-0"

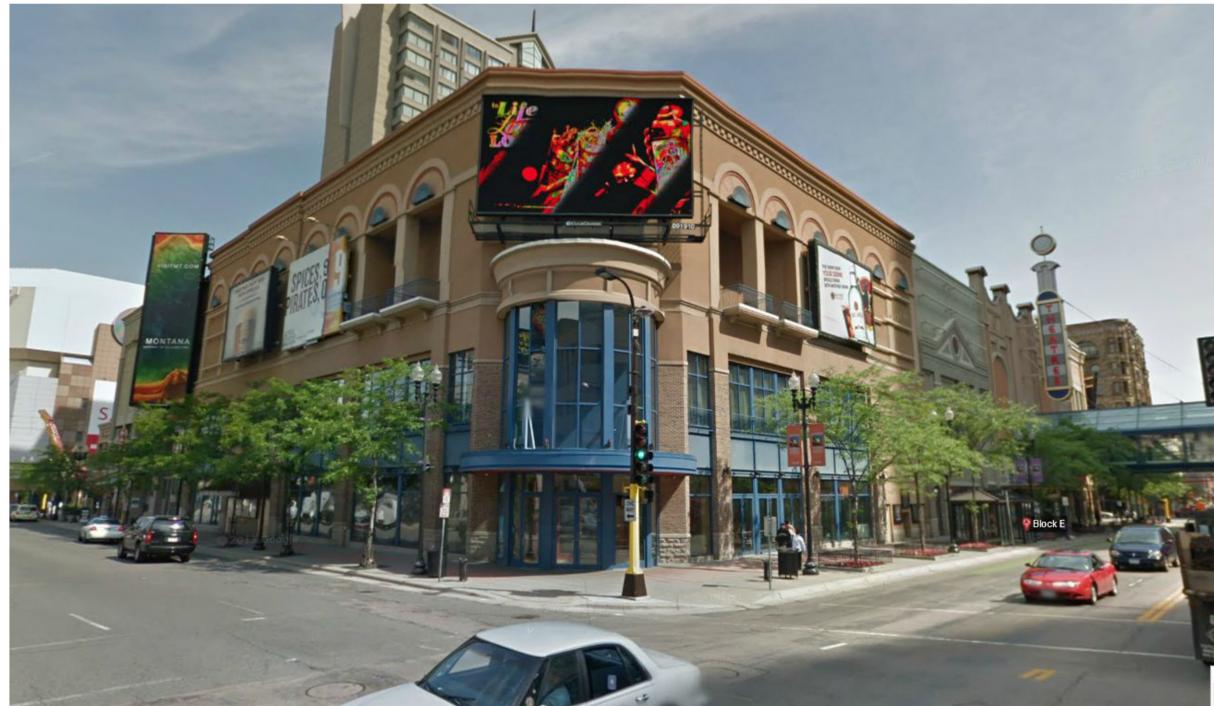


1st and 6th

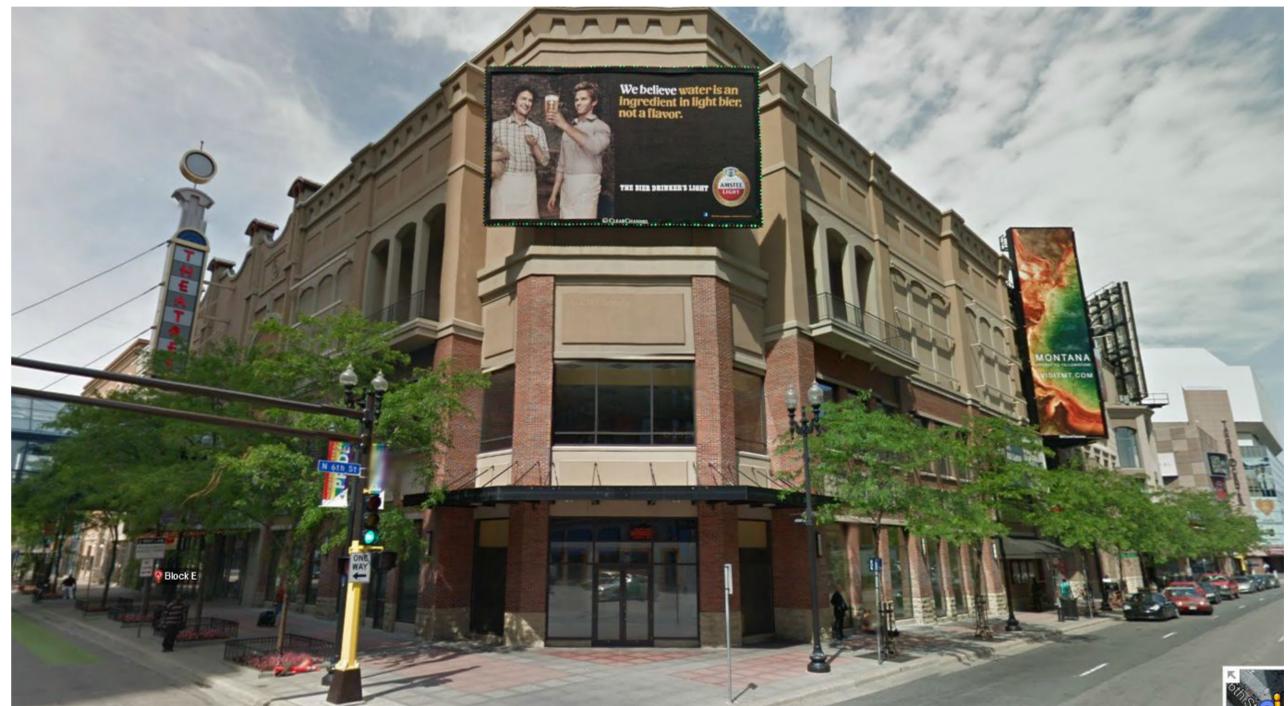


1st and 7th

# Preliminary Plan - Subject to change



hennepin and 7th



hennepin and 6th



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Project For

ALATUS  
L L C

MAYO CLINIC SQUARE

Project No. 2558.001.00

Drawn By SS

Checked By CLK

Date 02/10/14

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Mark	Date	LAND USE APPLICATION Description

MAYO CLINIC SQUARE

EXISTING PHOTOS

A405





\*\*\* DASHED YELLOW AREAS INDICATE APPROXIMATE LOCATIONS OF EXISTING CLEAR CHANNEL SIGNAGE RIGHTS ON THE BUILDING ( TOTAL OF 17,036 S.F.)



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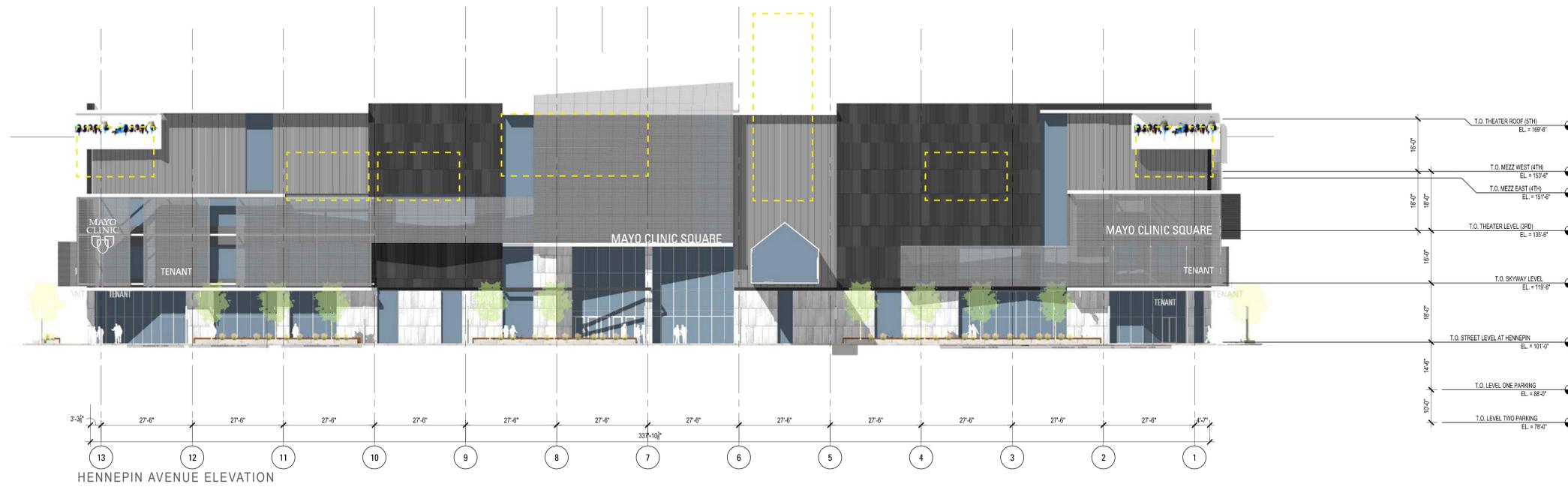
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Preliminary Plan - Subject to change



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Mark	Date	Description
2/10/14		LAND USE APPLICATION

MAYO CLINIC SQUARE

SIGNAGE EXHIBIT

A408