

Mill City Quarter – Phase 1

Project Overview

The project site for the Mill City Quarter development is bounded by 2nd Street to the south, 3rd Avenue to the west, 5th Avenue to the east and the River West high-rise complex and Mill Place building to the north. The site is currently occupied by a large surface parking lot. The proposed project is an urban infill, dense mixed-use development, consistent with the C3A zoning, and the City's RFP goals from 2008. This transit-oriented development will occur in two phases and will provide a primary public access point from the Mill District neighborhood to the Park Board's River Road/Grand Rounds system.

Third-Party owner Mill Place, Inc. owns the rail spur "swoop" of land which divides the two city parcels along a SE to NW axis, leading from Second Street to the 1st Street Bridge. Mill Place ownership has been actively engaged in the four year project planning and the Development Team has reached a Memorandum of Understanding with Mill Place that guides the development of the project to permit a unique pedestrian/bike/river connection through collaboration and easements. Cross easements between Mill Quarter and Mill Place's land permit creation of a Dutch 'Woonerf' where bikes/cars pedestrians and public spaces all co-exist, and speeds are reduced for cars.

Phase 1 of the development will consist of a six-story building that will include 150 rental housing units (100% affordable at 50% and 60% MMI) and up to 14,000 sq ft of destination retail space. This will add a desirable mixture of housing choices that are currently needed and underrepresented in the downtown core. Approximately 230 parking stalls will be provided below and above ground for the development of Phase 1. Access to the parking facility will be from 2nd Street across the Mill Place property. Bicycle parking will be provided to meet a ratio of 1 bike space per dwelling unit.

The building edge connects to the 'woonerf' in such a way that emphasis is placed on the pedestrian experience. We create a pedestrian-friendly, green streetscape connecting to the West River Parkway, while also emphasizing our Third Avenue frontage connection to the Met Council transit network with an integrated bus transit shelter. Because of the cultural and recreational opportunities abundant in the Mill District area along Second Street, we anticipate the entire block will be a destination for and a part of the Park Board designated trail network.

Trees and native perennials and grasses line the Woonerf in a volunteer fashion. This project team is committed to demonstrating a number of best management practices (BMP) for stormwater management and Low-Impact Development (LID). Some of the concepts and techniques being proposed include rainwater harvesting, vegetated walls, pervious paving, pixelated parking and underground detention.

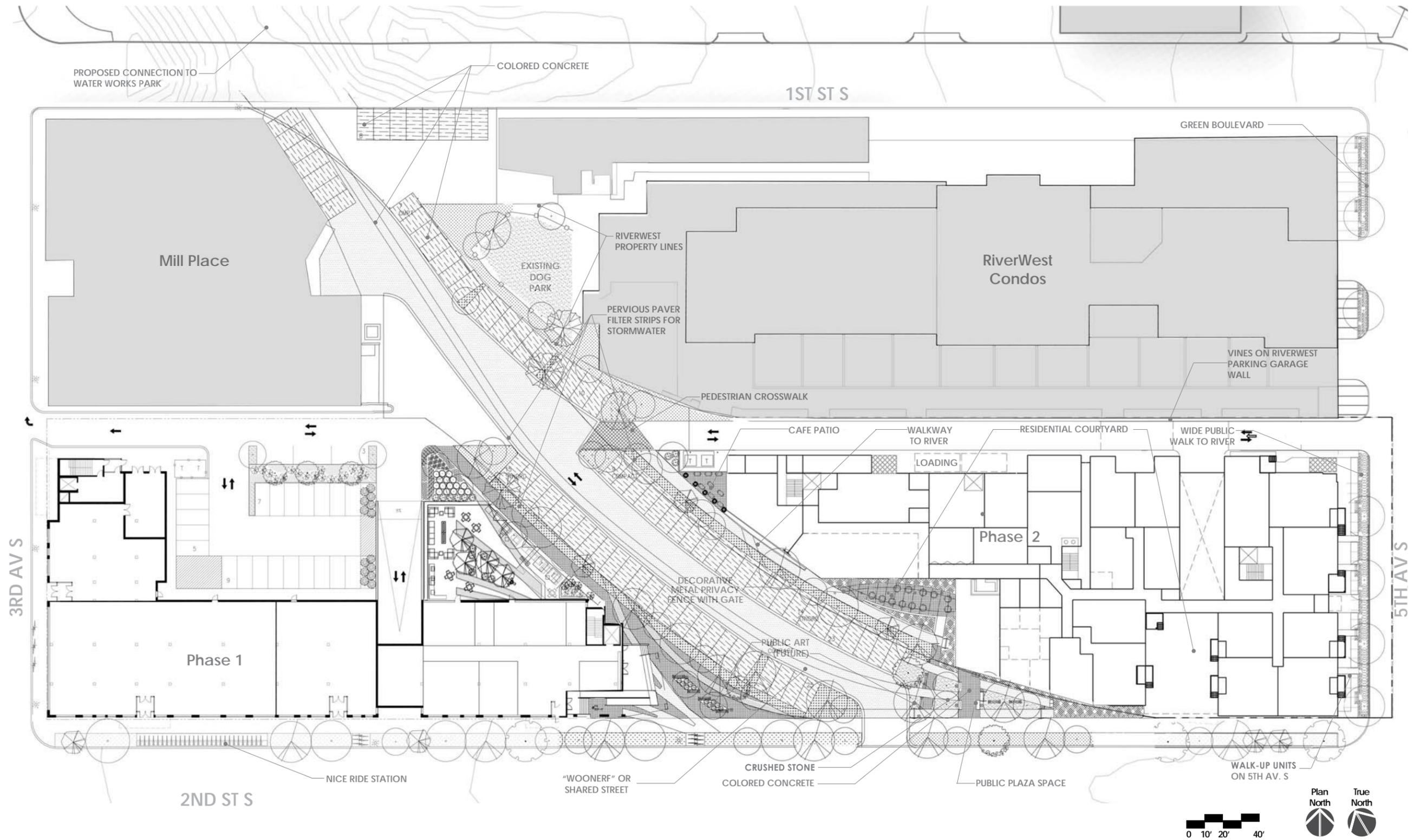
Using historical site photos as inspiration, the site design concept is to use rails, rail replicas, and/or paving materials to abstract the pattern of a rail yard. We envision this "woonerf" concept will be curbless, defining vehicular travel lanes via bollards and changes in paving surface type/color. A woonerf is designed for very slow speeds, (10 mph) similar to those typically found in parking lots. It allows the pedestrian to become the focus of the space and the vehicle is seen as the "visitor".

The historic buildings in the district are typically comprised of larger monolithic structures reflecting a singular purpose and look. The proposed building massing draws from the original long and linear maintenance shed (circa 1912) in essentially the same location and orientation. Along 3rd Avenue, the rhythm and size of buildings vary with narrower facades that are more rhythmic and collectively create an aggregate of buildings. The building is segmented into two masses at this street edge to reflect this building rhythm and scale. The building wall is set back only about one foot from the property line along 3rd Avenue, maintaining the constant historic street edge by aligning with the existing Mill Place building to the north and the placement of other buildings along 3rd Avenue to the south. At the first floor there are recesses provided for the retail entrance and the bus stop. These areas are set back 5'-8" from the primary building wall.

The first floor has a masonry base (cast stone) with punched openings and is capped with a steel channel beam, along 2nd Street and at the north building segment along 3rd Avenue. This base projects out slightly beyond the building façade above, thus carrying the floors above it. It is important to note that the design

of this building reflects the structural character of this building with today's technologies much in the same way the historic buildings reflected their structure of brick bearing walls or concrete frames. The new building is constructed of precast concrete up to the 2nd floor line and then switches to wood frame for 5 floors above, carried by the precast. The facades reflect this change.

Cement board siding is used primarily as an infill panel and in spandrel situations. The siding color is charcoal (and silver in a few key areas). The metal panels are proposed to be a light tan/bronze color with exposed fasteners. Details of projecting canopies and openings reflect a more 'industrial' character compatible to the district. The materials are distributed in an even fashion around the building so that the rear facades appear similar to those that face the streets. Balconies along the primary street facades will be recessed so that the railing is in line with the elevation.



Overall Master Plan

NOT FOR
CONSTRUCTION

Mill City Quarter

LAND USE
SUBMITTAL

CERTIFICATION
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 Architect under the laws of the State of Minnesota.

MICHAEL J. KRYCH Date

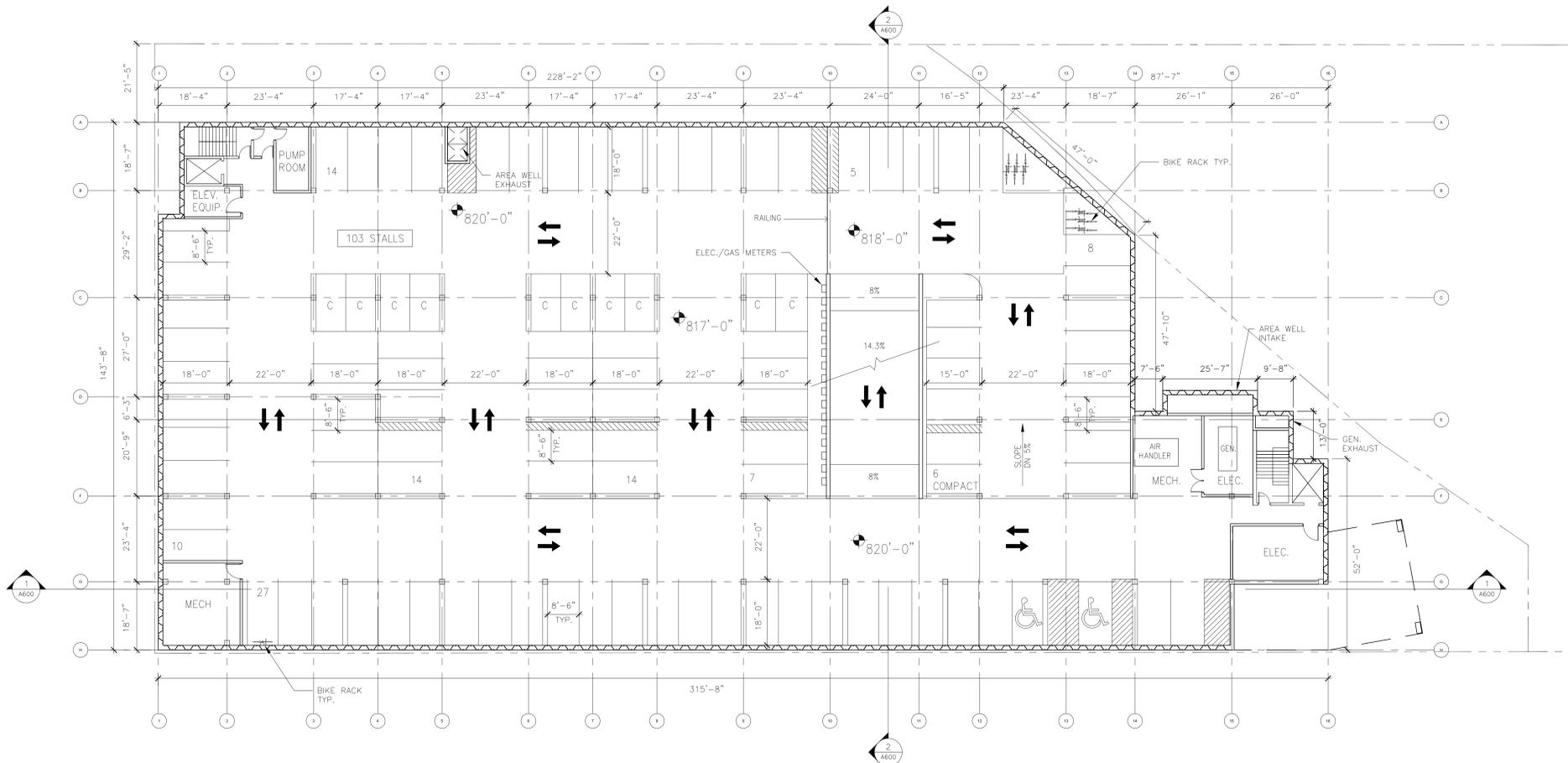
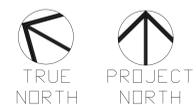
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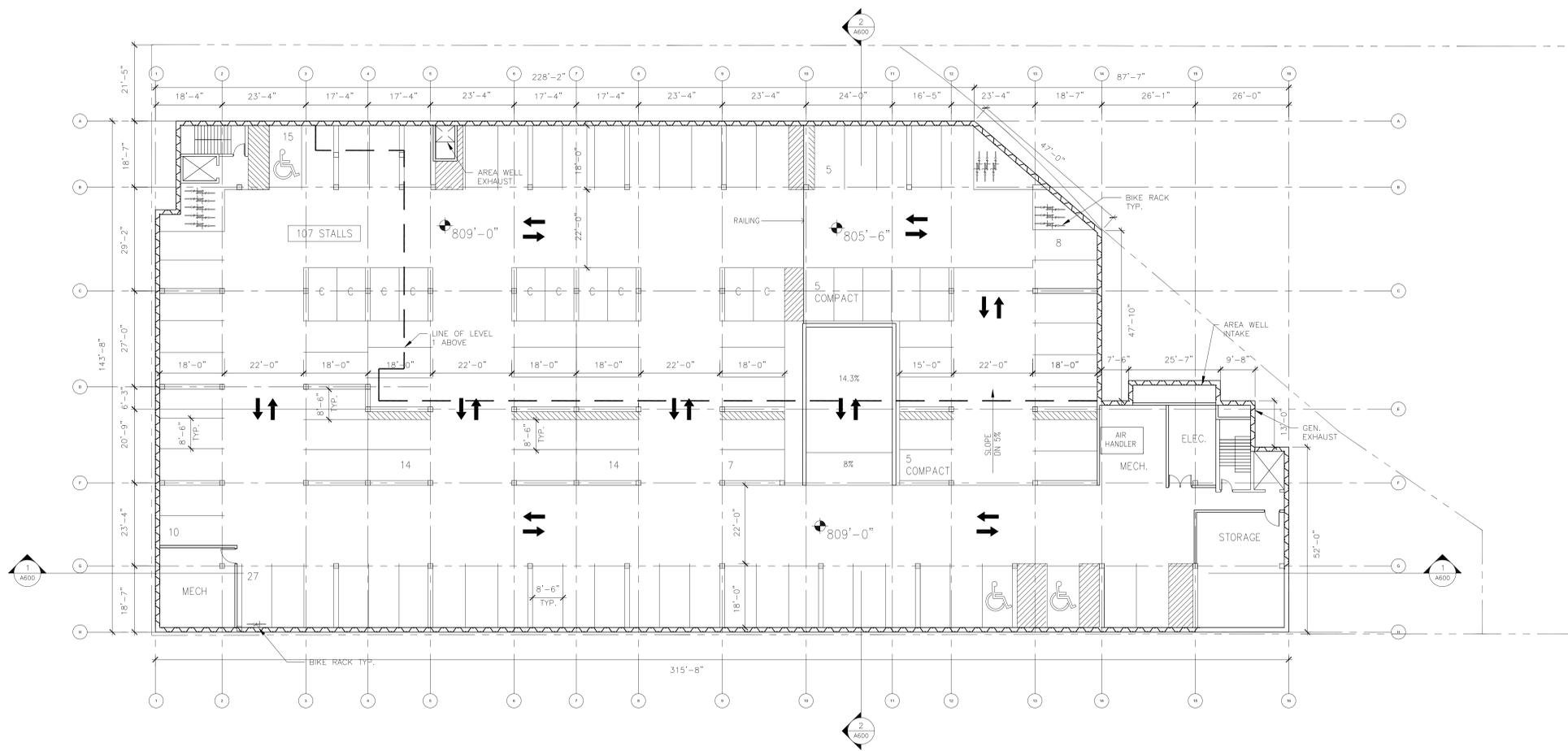
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CHECKED BY	GMC
COMMISSION NO.	161507

PARKING LEVEL
PLANS

A100



1 PARKING LEVEL P1
1/16"=1'-0"



2 PARKING LEVEL P2
1/16"=1'-0"

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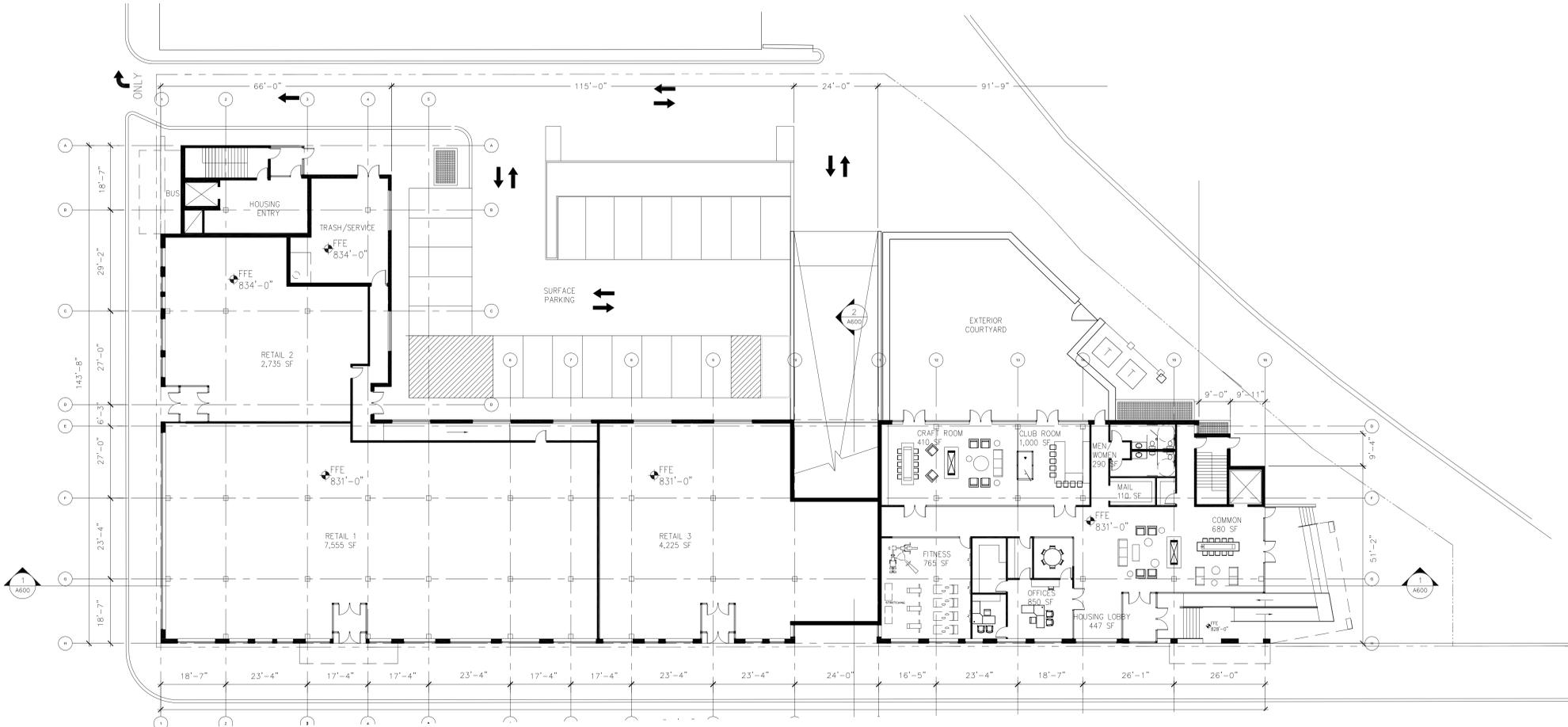
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FIRST FLOOR PLAN

A101



1 FIRST FLOOR PLAN
1/16"=1'-0"



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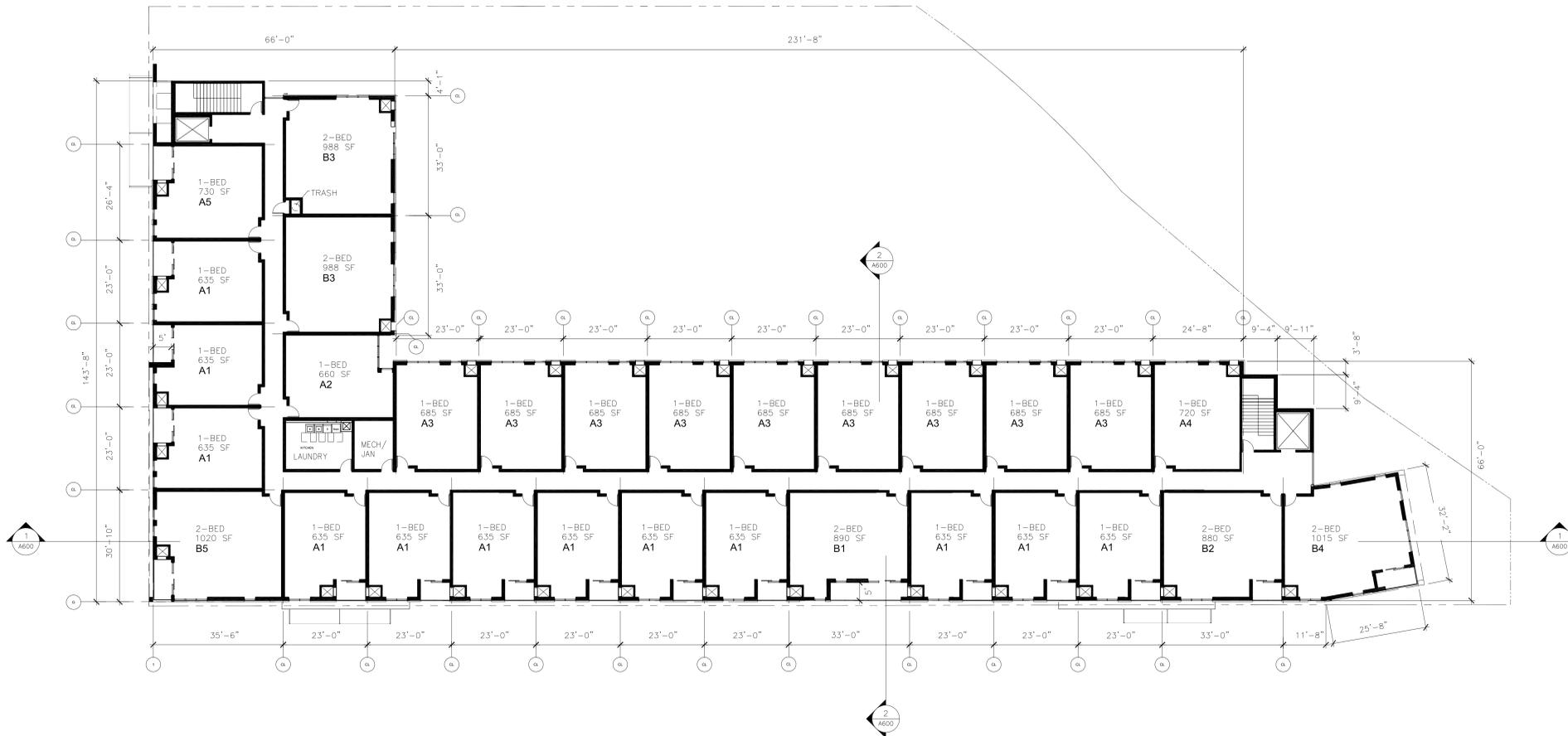
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FLOOR PLANS
2 - 6

A102



1 FLOOR PLANS TWO - SIX
A102 1/16"=1'-0"



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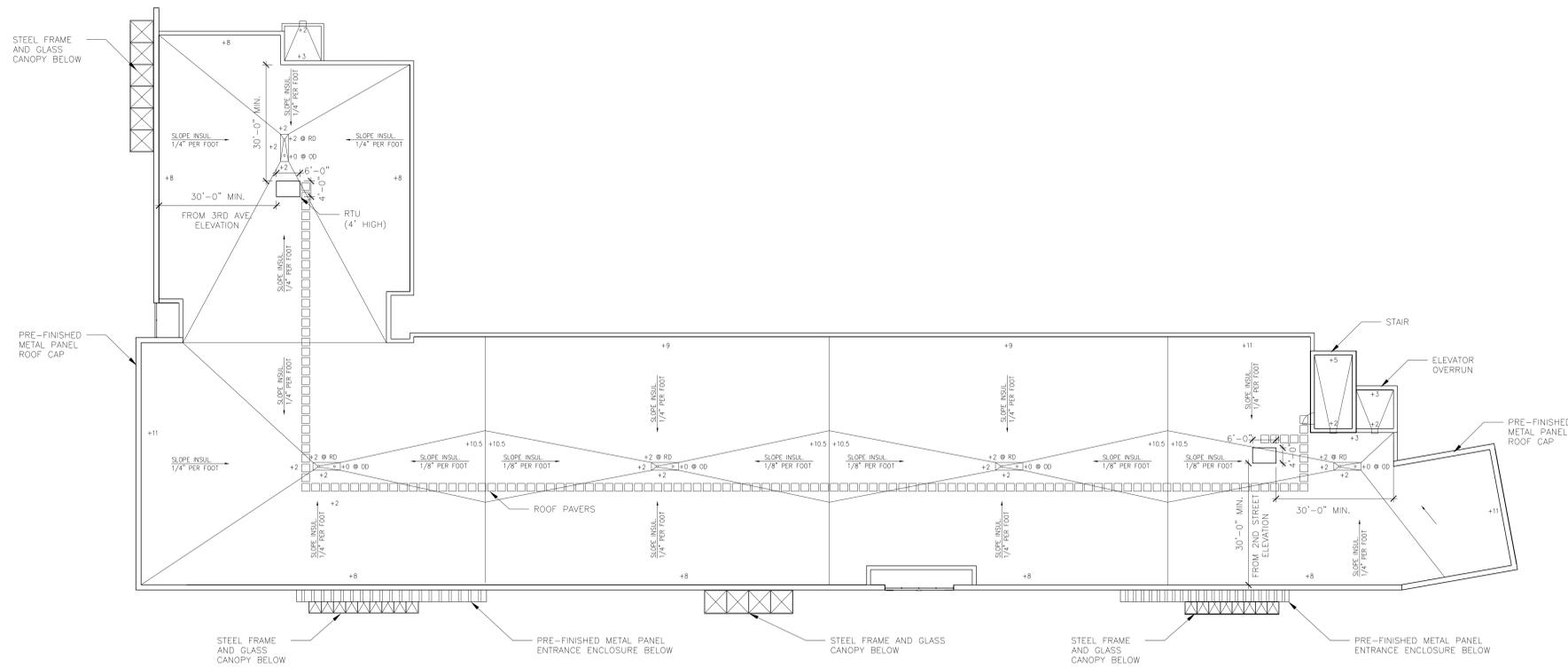
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ROOF PLAN

A107



1 ROOF PLAN
A107 1/16"=1'-0"





MILL CITY QUARTER

View Along 2nd Street @ Woonerf Entrance

Eagle Iron Partners
A JOINT VENTURE

BKV
GROUP



MILL CITY QUARTER

View at 2nd Street & 3rd Avenue Intersection

Eagle Iron Partners
A JOINT VENTURE
BKV
GROUP



MILL CITY QUARTER

Aerial View from River West

Eagle Iron Partners
A JOINT VENTURE
BKV
GROUP







