COW Submittal, 14 August 2014

Statement of Proposed Use/Project Description

Kraus Anderson Corporate Headquarters

Minneapolis, MN

Kraus Anderson will be consolidating its Twin Cities operations in a new 80,000 square-foot, 4-story office building on their current property at the corner of Eighth Street South and Fifth Avenue South in downtown Minneapolis. The building will contain office space for 270 employees, conference rooms, a training center, a cafeteria and a fitness area. An outdoor terrace on the second floor of the office building will provide an exterior respite for staff. In addition to 45 underground parking spaces and 161 surface parking spaces, the site development will include the required green space and landscape elements as well as pedestrian links desired by the Elliot Park Neighborhood.

The new office building will be clad in a variety of materials including brick, manufactured stone, zinc, metal panel and a combination of spandrel and vision glass. The fenestration will be shaded by vertical fins on the west and north elevations and horizontal overhangs on the south and east elevations. Kraus Anderson is committed to energy and material conservation, and the project has been registered with the USGBC for LEED certification.

The existing Kraus Anderson facility will remain in use until the new building is complete. Once the new facility is occupied, the existing building will be demolished to make way for future phases of development. Given the site's location and B4N zoning, it is Kraus Anderson's intent to increase the development's density in future phases as market-opportunities arise.

As part of the Land Use Application, Kraus Anderson will be requesting the following variances, 'alternative compliances' and a CUP amendment.

-A variance from the required FAR in the B4N District. Kraus Anderson is requesting that the minimum FAR requirement be reduced from 2.0 to .73.

-A parking variance. Kraus Anderson is requesting an increase from the maximum parking requirement of 80 to 206.

-A signage variance. Kraus Anderson is requesting an increase from the maximum wall height for signage from 28 feet to 59 feet for a wall sign at the west elevation.

-‘Alternative compliance’ for zoning ordinance 530.110 requiring the first floor of buildings to be located within eight (8) feet of a lot line. Kraus Anderson is asking that the north east corner of the building exceed that distance by 8’-4” to accommodate the architectural expression of the north elevation.

-‘Alternative compliance’ for zoning ordinance 535.70 requiring the screening of mechanical equipment. Kraus Anderson is asking to eliminate the mechanical equipment screening given the fact that the rooftop mounted mechanical equipment is ‘self-screening’, is designed so that it is integrated with respect to the design of the building and is less obtrusive ‘unscreened’ (please see attached Exhibit A).

-A CUP amendment allowing surface parking on portions of the site where parking is not currently located (primarily the existing building area).

Kraus Anderson looks forward to occupying the new building in 2015 and continuing the company's long history in Minneapolis.

Exhibit A

Image of mechanical unit to be rooftop-mounted

View heading west on 8th w/mechanical screens

View heading west on 8th w/o mechanical screens

View heading east on 8th w/mechanical screens

View heading east on 8th w/o mechanical screens

View heading north on 5th w/mechanical screens

View heading north on 5th w/mechanical screens

Kraus Anderson Corporate Headquarters
Minneapolis, MN

CONDITIONAL USE PERMIT

Below please find written statements which address the following required findings:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

We request a CUP to construct surface parking on a portion of the site presently occupied by Kraus Anderson's existing building. Currently, the site includes the existing office building and 297 surface parking stalls. The proposed development (the first phase of a multi-phase project) includes only 158 stalls; a reduction of 47%. The proposed parking and drive-lane configuration provides safe access in and through the site, and to building entry points, for people arriving in cars, on foot, or utilizing other modes of transportation. The configuration also accommodates the installation of below-grade storm water treatment infrastructure below the south-west portion of the site, anticipating a surface green-space at that corner that will remain open as future phases of development are completed. The fact that there will be significantly fewer cars entering the site, and that access and circulation are simplified, improves safety and welfare for users. The proposed plan also includes landscape islands and broad landscaped setbacks, providing shade and screening. Future phases of development will further reduce surface parking, relying instead on below-grade, and internal structured parking solutions.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The reduced number of surface parking spaces, the commensurate reduction in vehicular traffic, and the addition of landscaping and screening, will benefit surrounding properties. Future development planning includes an arrival zone containing very limited guest parking, as well as shared landscape amenities including a water feature, art-space, seating, planting, and pedestrian connections through the site.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

Utility infrastructure is present on the site, and will be reconfigured and expanded to support multiple phases of development. Storm water infrastructure will be constructed (none exists today), and access in and through the site is being simplified and made more safe.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

The number of cars coming to the site is being greatly reduced. Current parking count is 297, while the proposed (including below-grade) is 206; a reduction of 31%. Access to and through the site is being made more visible and safe. Six existing vehicular access points are being reduced to four. The result will be reduced traffic within the site, and on adjacent public streets.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan. The conditional use is temporary in nature.*

Future phases of development will eliminate nearly all surface parking. Pending the construction of future phases, Kraus Anderson employees will be able to utilize the reduced surface parking. It is important to note that contract-parking, a current use, is being eliminated.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

The surface parking meets applicable regulations of the district. Setbacks, traffic islands, landscaping, screening, etc., are all in compliance.

VARIANCE

Below please find written statements which address the following required findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

We are seeking a variance for reduced FAR from 2.0 to .73 for the first phase of development, and for increased overall parking, from 80 to 206. This situation is unique due to the fact that various Kraus Anderson-related entities control the entire block, and it must therefore be considered as a whole. The FAR calculation, therefore, must factor in the overall site area despite the fact that the proposed building occupies a single quadrant. While the first phase FAR is .73, the master-planned FAR is 3.0.

Increased parking count, likewise, is a factor of this unique circumstance. Surface parking is being greatly reduced, but not eliminated, pending future phases of development. The parking that remains is configured in compliance with applicable zoning regulations, and is provided for the temporary convenience of Kraus Anderson's employees. The property is too valuable to remain as surface parking, and Kraus Anderson Development is actively planning and marketing the site for other opportunities. Contract parking is being completely eliminated.

In addition, we are requesting a variance to increase the maximum height of one (1) wall sign from 28'-0" above grade to 59'-0" above grade at the west elevation along 5th Avenue South. The signage in this location is integrated with the design and its height is necessitated by that fact that the remainder of the building elevation in this area is glazing. All other details of the building signage in this location are in compliance with local ordinances.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The proposed first phase of development is a high quality 80,000 square foot four-story office building being constructed by Kraus Anderson in order to consolidate 300 jobs in downtown Minneapolis. It represents a

tripling of their existing office space on the site, and exemplifies their commitment to remaining in downtown Minneapolis, where they have had a presence on their current site since 1944. Future proposed phases include additional office, retail, and residential uses, resulting in an FAR exceeding the requirement of 2.0, and almost completely eliminating surface parking. These uses, as well as the signage quantity, size and materiality, are in compliance with the ordinance and comprehensive plan.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The Elliot Park area has been the home of Kraus Anderson since the 1940's. It is a vibrant and evolving area of the city, with an exciting future. Kraus Anderson's commitment to consolidate its business operations in this location emphasizes its long term commitment to the neighborhood, and Kraus Anderson is grateful for the strong support that the Elliot Park Neighborhood Council has provided for this project. The proposed office building is a first phase of several which will increase the variety and density of uses on the site, and add to the vitality of the area. In addition, the increased signage height will not detract from the character of the locality nor be detrimental to nearby properties given the signage size and location being proposed.

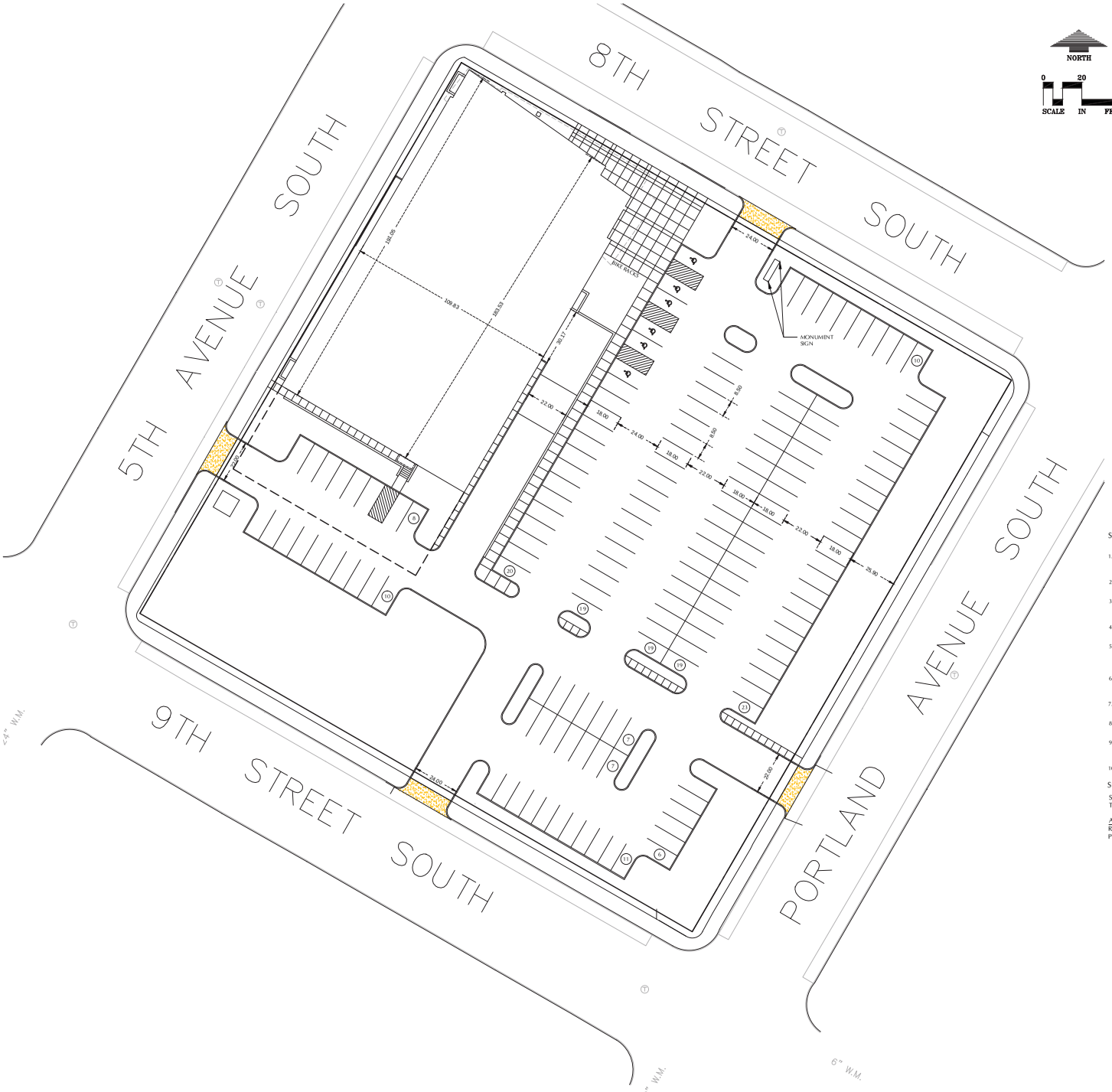
Below please find written statements which address the following required findings specific to a sign variance:

1. *The sign adjustment will not significantly increase or lead to sign clutter in the area or result in a sign that is inconsistent with the purpose of the zoning district in which the property is located.*

The quantity of signage being proposed is less than that which is allowed by City ordinances in this district. In addition, the size, materiality, color & illumination meet all ordinance requirements and are consistent with the surrounding zoning district. Kraus Anderson is requesting that the mounting height of one (1) building mounted wall sign be increased given the nature of the design element upon which it is mounted.

2. *The sign adjustment will allow a sign that relates in size, materials, color, illumination and character to the function and architectural character of the building or property on which the sign will be located.*

The signage variance being requested will allow for the signage to be integrated into the elevation along 5th Avenue South at a height complimentary to the architectural character of the building. The signage will be mounted to the composite metal panel system above the large expanse of glazing along this façade.



NORTH

0 20 40
SCALE IN FEET

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

CIVIL LEGEND

EXISTING		PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATEVALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FORCEMAIN	
	DRAIN TILE	
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREELINE	
	EASEMENT LINE	
	SETBACK LINE	
	FENCE LINE	
	UNDERGROUND TELE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	
	UTILITY BOX APP. SIZE	

SITE PLAN GENERAL NOTES

1. AREA/DENSITY
   IMPERVIOUS SURFACE AREA = 1.0 AC. = 75.5%
   PERVIOUS SURFACE AREA = 0.62 AC. = 24.5%
2. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER SHEET C6-1 AND THE REQUIREMENTS OF THE CITY.
3. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPT. AND THE CONSTRUCTION ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE STREET RIGHT OF WAY (SIDEWALK, STREET OR DRIVEWAYS).
4. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
5. ANY SIGN OR FIXTURES REMOVED WITH IN THE RIGHT OF WAY OR AS PART OF THE SITE WORK SHALL BE REPLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY REQUIREMENTS. THE CONTRACTOR SHALL PRESERVE AND MAINTAIN ANY EXISTING STREET LIGHTS AND TRAFFIC SIGNS PER THE REQUIREMENTS OF THE CITY.
6. CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL.
7. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM THE CITY AS REQUIRED FOR ALL WORK WITH THE STREET AND PUBLIC RIGHT OF WAY.
8. B612 CONCRETE CURB AND GUTTER SHALL BE INSTALLED AT THE EDGE OF ALL COMMON DRIVES AND PARKING LOTS.
9. CONSTRUCTION NOTES:
   A. PEDESTRIAN RAMPS SHALL BE PROVIDED AT THE LOCATIONS SHOWN AND AS SHOWN PER THE LANDSCAPE SITE PLANS.
10. SEE SHEETS C3-1 AND C4-1 FOR GRADING AND UTILITIES.

SITE DATA

SURFACE PARKING
TOTAL PROPOSED: 159 STALLS

ACCESSIBLE PARKING
REQUIRED 6 STALLS (3 VAN)
PROPOSED 6 STALLS (3 VAN)

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

POPE ARCHITECTS
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

KRAUS-ANDERSON

KRAUS ANDERSON
DOWNTOWN OFFICE
525 S. 8th STREET
MINNEAPOLIS, MN

CPED SUBMITTAL
PACKAGE
7-15-2014

LOUCKS ASSOCIATES
Planning ■ Civil Engineering ■ Land Surveying
Landscape Architecture ■ Environmental
7200 Hemlock Lane - Suite 100
Maple Grove, Minnesota 55369
Telephone: (763) 424-5505
www.LoucksAssociates.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 Engineer under the laws of the State of Minnesota

Nicholas M. Manuel - PE
License No. 45861 Date

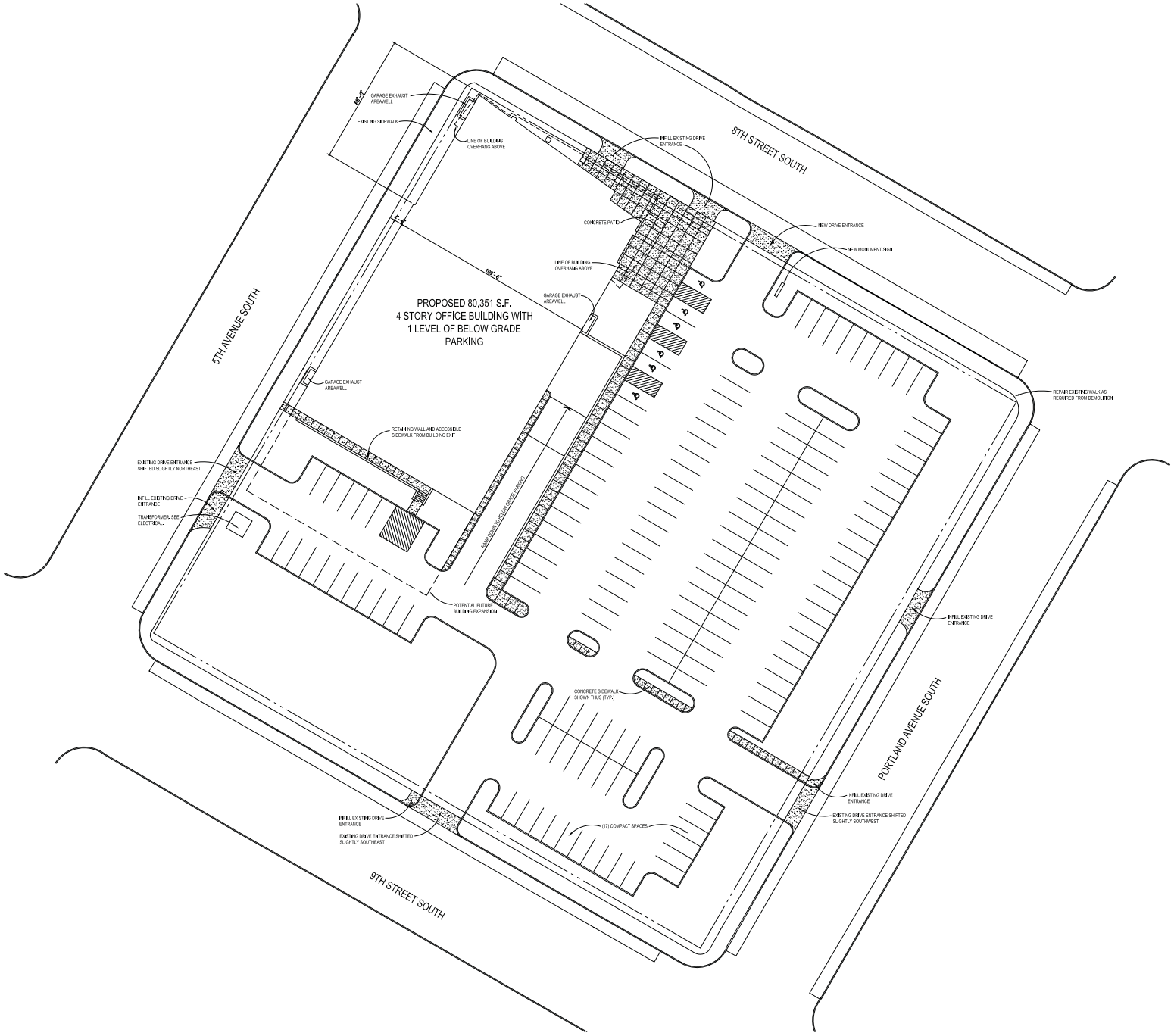
Issues and Revisions:

SITE PLAN

Commission No.	13-593.0
Drawn by	VMA
Checked by	NMM

SHEET

C2-1



1 A1.2 SITE PLAN
1"=20'-0"

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KRAUS-ANDERSON

KRAUS ANDERSON
CORPORATE OFFICE
MINNEAPOLIS, MN

DD ISSUE NOT FOR CONSTRUCTION

SITE PLAN

Issues and Revisions:	
DD ISSUE	7/25/14
CPED Resubmittal	8/14/14

Commission No.	41100-13184
Drawn by	JL
Checked by	AM

SHEET
A1.2

LANDSCAPE INSTALLATION:

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL COMPLETE GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED SHRUB HEIGHT. ORNAMENTAL TREES SHALL HAVE NO V-CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCRIPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. LANDSCAPE ARCHITECT MUST APPROVE ALL STAKING OF PLANT MATERIAL PRIOR TO ANY AND ALL DIGGING.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.

ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL, OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 0-20-20 OF 1 OZ PER 2.5" CALIPER PER TREE AND 6 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-10-10 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEAT OR MANURE AND 10 PARTS SAND.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING, 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

BLACK METAL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD UNLESS NOTED OTHERWISE.

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH AND FIBER MAT WEED BARRIER.

ALL TREES TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURES RECOMMENDATIONS UNDER ALL MULCHED AREAS.

VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

REPRODUCIBLE AS-BUILT DRAWINGS(S) OF ALL LANDSCAPE INSTALLATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED/SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND FALL DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

PROTECT ALL EXISTING OAKS ON SITE SCHEDULED TO REMAIN. IF EXISTING OAKS ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING. OAKS ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

LANDSCAPE CONTRACTOR SHALL ESTABLISH TO HIS SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

GENERAL NOTES

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

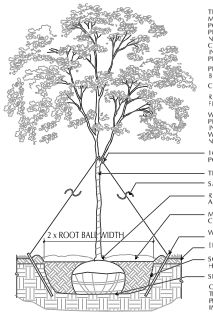
CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10' - 0" CLEARANCE).

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

LANDSCAPE DETAILS:



THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED IN A.N.A. GUIDELINES FOR STANDARD PRACTICES

PRUNE DAMAGED AND CROSSING BRANCHES AFTER PLANTING IS COMPLETE.

CUT BACK WIRE BASKET

REMOVE ALL FLAGGING AND LABELING FROM TREE.

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.

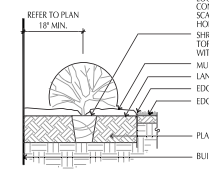
- 16"x2" POLYPROPYLENE OR POLYETHYLENE STRAP
- TREE WRAP TO FIRST BRANCH
- SAFETY FLAGGING - ONE PER WIRE
- 5 FOOT FLARE EVEN WITH OR JUST ABOVE GRADE.
- MULCH - 4" DEEP. NO MULCH IN CONTACT WITH TRUNK - SEE SPECS.
- WOOD STAKE (OPTIONAL)
- EDGE VARIES - SEE PLAN
- SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
- SET PLANT ON UNDISTURBED NATIVE SOIL

CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.

1 / L1-1 DECIDUOUS TREE PLANTING DETAIL

SCALE: 1/2" = 1'-0"

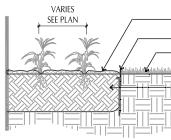
Deciduous Tree.DWG



- LOOSEN ROOTS OF ALL CONTAINERIZED PLANTS. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
- SHRUBS TO BE PLACED SO THAT TOP OF CONTAINER SITS FLUSH WITH PROPOSED GRADE.
- MULCH - 3" DEEP - SEE SPEC
- LANDSCAPE FABRIC - SEE SPEC.
- EDGING MATERIAL - SEE SPEC.
- EDGE VARIES - REFER TO PLAN
- PLANTING SOIL - SEE SPEC.
- BUILDING WALL (TYP)

2 / L1-1 SHRUB PLANTING DETAIL

SCALE: 3/4" = 1'-0"



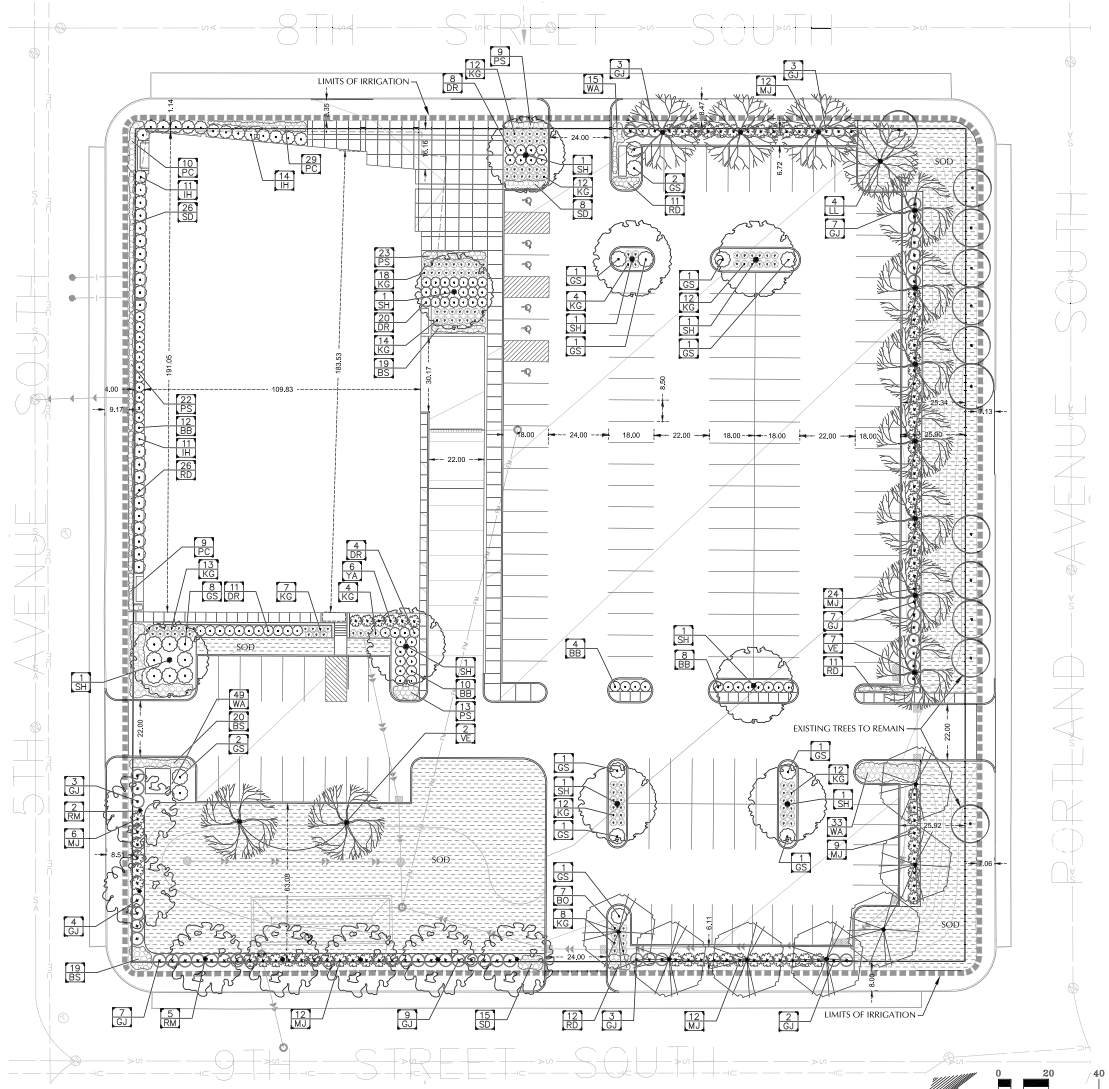
- MULCH - SEE SPECS. 3" DEPTH
- EDGER - SEE SPECS.
- EDGE VARIES - SEE PLAN
- 12" DEPTH (MIN). LOAM PLANTING SOIL - SEE SPECS.
- LOOSEN ROOTS OF PLANT MATERIAL PRIOR TO PLANTING

3 / L1-1 PERENNIAL PLANTING

SCALE: 3/4" = 1'-0"

Perennial.Dwg

LANDSCAPE PLAN:



PLANT SCHEDULE:

SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT	COMMENTS
DECIDUOUS TREES						
SH	9	SKYLINE HONEYLOCUST	Gleditsia triacanthos 'Skycole'	2.5" CAL	B&B	SINGLE STEM
LL	4	LITTLELEAF LINDEN	Tilia cordata 'Greenspire'	2.5" CAL	B&B	SINGLE STEM
RM	7	RED SUNSET MAPLE	Acer rubrum 'Frankred'	2.5" CAL	B&B	SINGLE STEM
BO	7	BICOLOR OAK	Quercus bicolor	2.5" CAL	B&B	SINGLE STEM
VE	9	VALLEY FORGE ELM	Ulmus americana 'Valley Forge'	2.5" CAL	B&B	SINGLE STEM
DECIDUOUS SHRUBS						
IH	36	INVINCIBLE SPIRIT HYDRANGEA	Hydrangea arborescens 'NCHA1'	24" HGT	POT	PLANT 5' O.C.
DR	43	DOUBLE RED KNOCK OUT ROSE	Rosa 'Knock Out Double Red'	24" HGT	POT	PLANT 4' O.C.
GS	21	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	24" HGT	POT	PLANT 6' O.C.
BB	34	BUTTERFLYBUSH	Dierville sessilifolia 'Butterfly'	24" HGT	POT	PLANT 4' O.C.
CONIFEROUS SHRUBS						
MJ	75	MINT JULEP JUNIPER	Juniperus chinensis 'Monlep'	18" SPRD	POT	PLANT 5' O.C.
GJ	48	GREY OWL JUNIPER	Juniperus virginiana 'Grey Owl'	18" SPRD	POT	PLANT 5' O.C.
YA	6	YELLOW RIBBON ARBORVITAE	Thuja occidentalis 'Yellow Ribbon'	36" HGT	POT	PLANT 5' O.C.
PERENNIALS						
KG	128	KARL FOERSTER GRASS	Calamagrostis acutiflora 'Karl Foerster'	1 GAL	POT	PLANT 2' O.C.
RD	60	RUBY STELLA DAYLILY	Hemerocallis x 'Ruby Stella'	1 QT	POT	PLANT 2' O.C.
SD	49	STELLA D' ORO DAYLILY	Hemerocallis x 'Stella D' Oro'	1 QT	POT	PLANT 2' O.C.
PC	48	PALACE PURPLE CORAL BELLS	Heuchera x 'Palace Purple'	1 GAL	POT	PLANT 2' O.C.
PS	67	PURPLE EMPEROR SEDUM	Sedum 'Purple Emperor'	1 GAL	POT	PLANT 2' O.C.
BS	58	BLACK EYED SUSAN	Rudbeckia fulgida 'Goldsturm'	1 GAL	POT	PLANT 2' O.C.
WA	97	WOODS BLUE ASTER	Aster x 'Woods Blue'	1 GAL	POT	PLANT 2' O.C.

LANDSCAPE CALCULATIONS:

NOT LESS THAN 20% OF THE SITE NOT OCCUPIED BY BUILDINGS SHALL BE LANDSCAPED WITH 1 TREE PER 500 SF AND 1 SHRUB PER 100 SF

SITE = 109,730 SF
BUILDING = 20,269 SF
SITE - BUILDING = 89,461 SF

REQUIRED LANDSCAPE AREA = 17,860 SF
PROPOSED LANDSCAPE AREA = 26,910 SF

TREES REQUIRED = 36
TREES PROPOSED = 36

SHRUBS REQUIRED = 179
SHRUBS PROPOSED = 263

EXISTING LANDSCAPE AREA = 7,163 SF
EXISTING PERVIOUS AREA = 7,163 SF
EXISTING IMPERVIOUS AREA = 102,567 SF

PROPOSED PERVIOUS AREA = 26,910 SF
PROPOSED IMPERVIOUS AREA = 82,820 SF

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8-14-2014

LOUCKS ASSOCIATES
Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental
7200 Hemlock Lane - Suite 100
Maple Grove, Minnesota 55369
Telephone: (763) 424-5505
www.LoucksAssociates.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 Landscape Architect under the laws of the State of Minnesota

Timothy J Foehr - LA

41833
License No. Date

Loucks Project # 13593

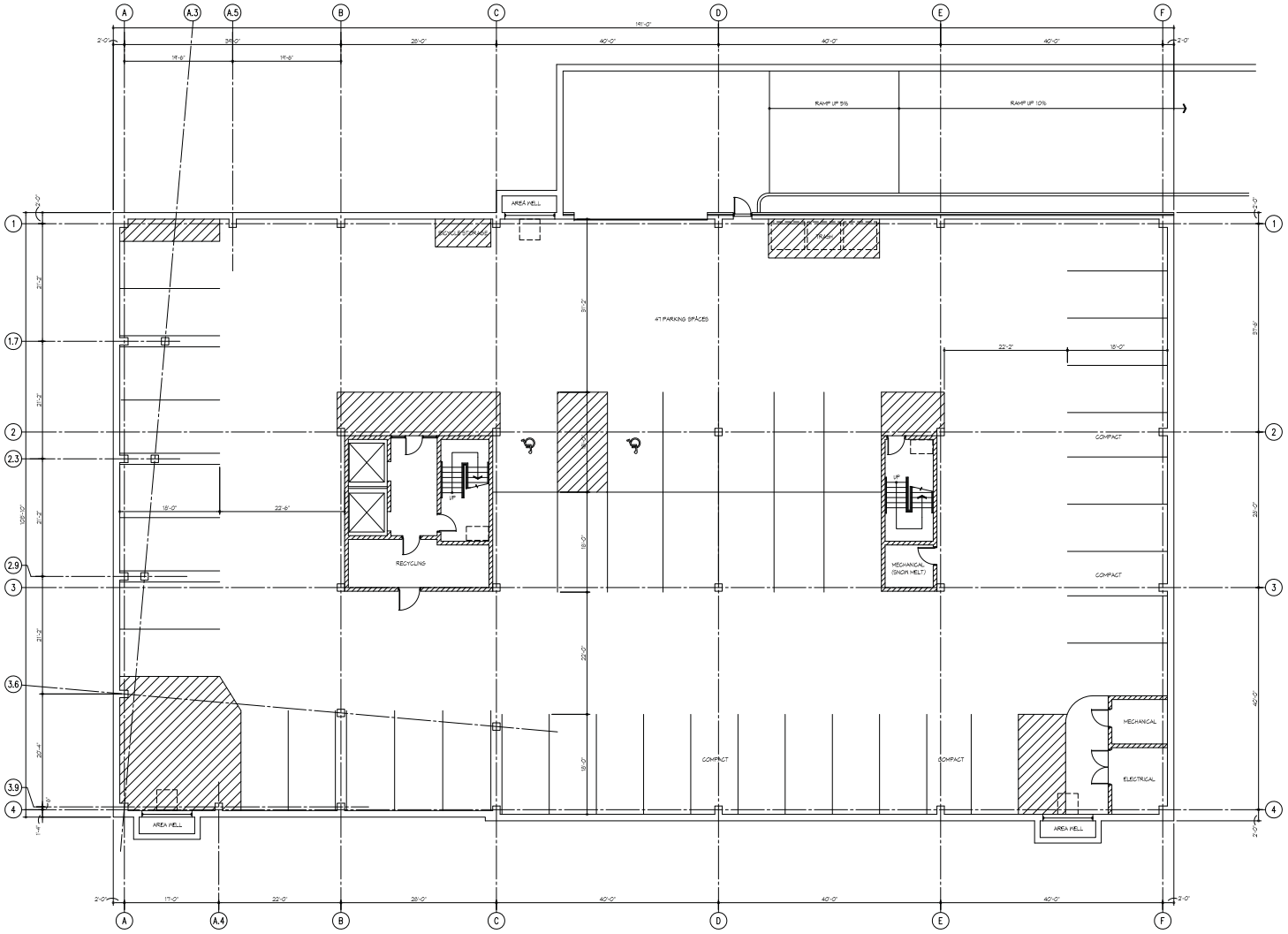
Issues and Revisions:

LANDSCAPE PLAN

Commission No.	13-593.0
Drawn by	TJF
Checked by	TJF

SHEET

L1-1



1 A2.1 BASEMENT FLOOR PLAN - 20,870 G.S.F.
1/8"=1'-0"

0 4' 8' 16'

NORTH

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BASEMENT
FLOOR PLAN

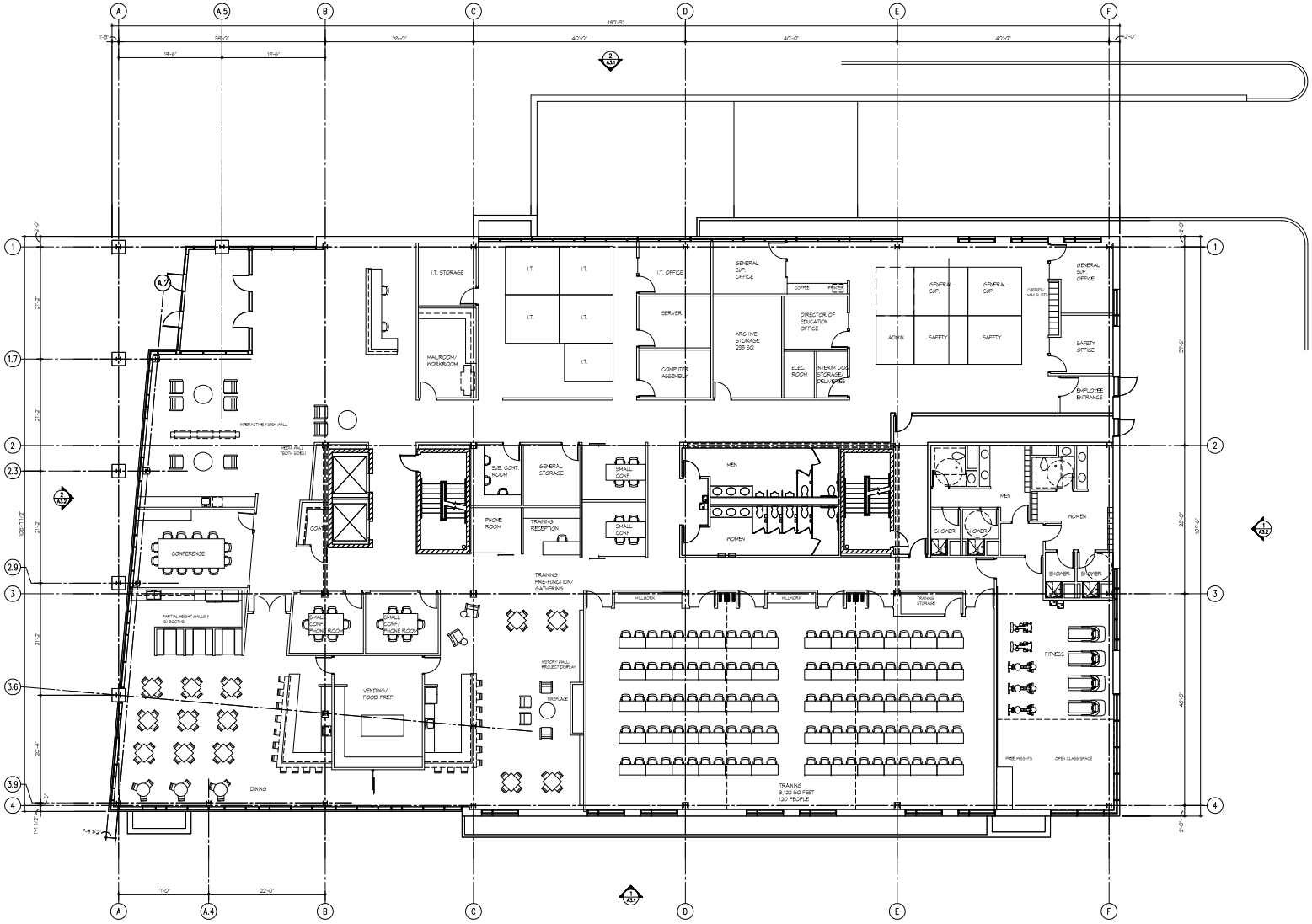
Issues and Revisions:

CPED	7/15/14

Commission No.	41100-13184
Drawn by	JL
Checked by	RH, AM

SHEET

A2.1



FIRST FLOOR PLAN - 20,180 G.S.F.
1/8"=1'-0"

NORTH

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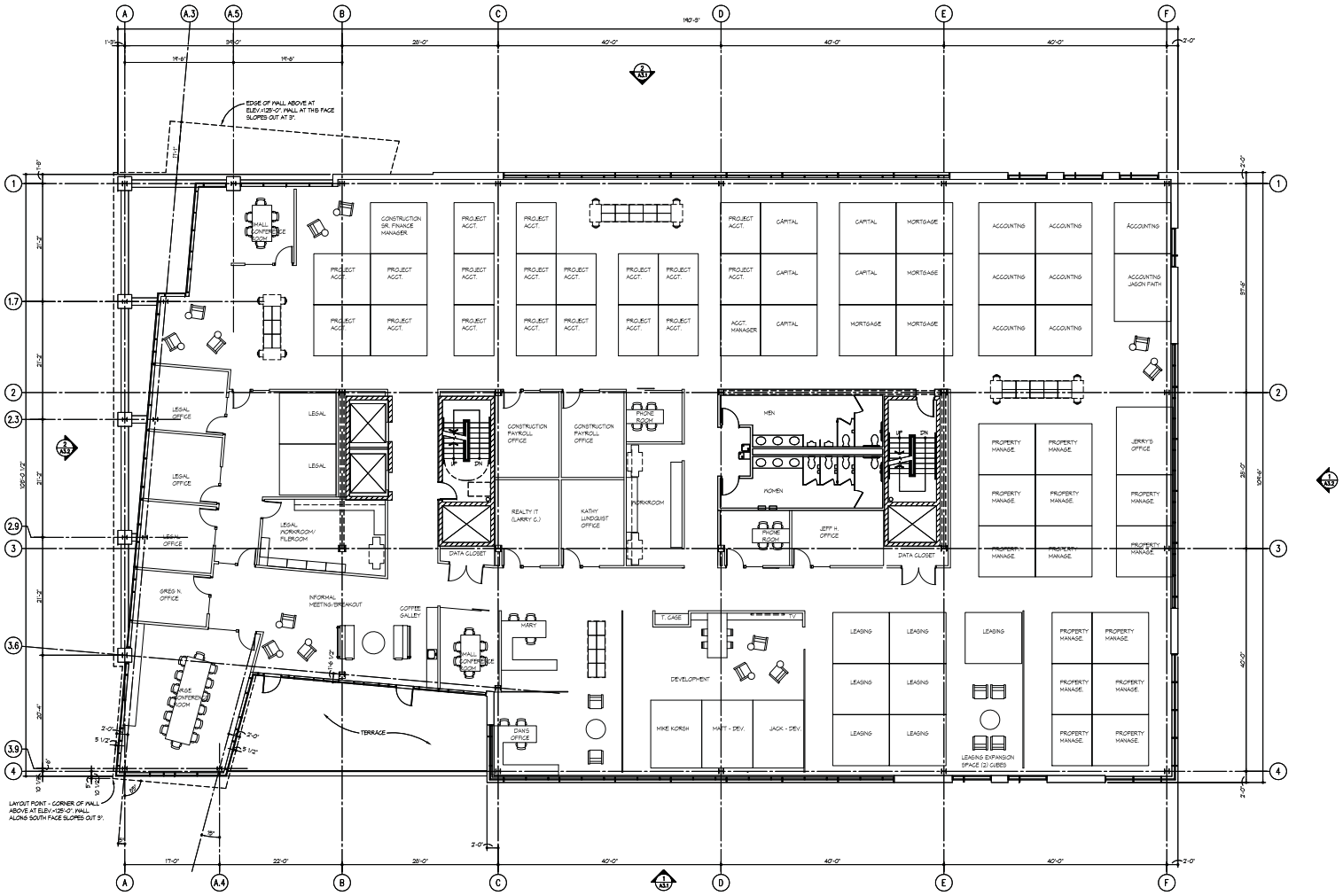
FIRST
FLOOR PLAN

Issues and Revisions:

CPED	7/15/14

Commission No.	41100-13184
Drawn by	JL
Checked by	RH, AM

SHEET
A2.2



1 A2.3 SECOND FLOOR PLAN - 19,391 G.S.F.
1/8"=1'-0"

0 4' 8' 16'

NORTH

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SECOND FLOOR PLAN

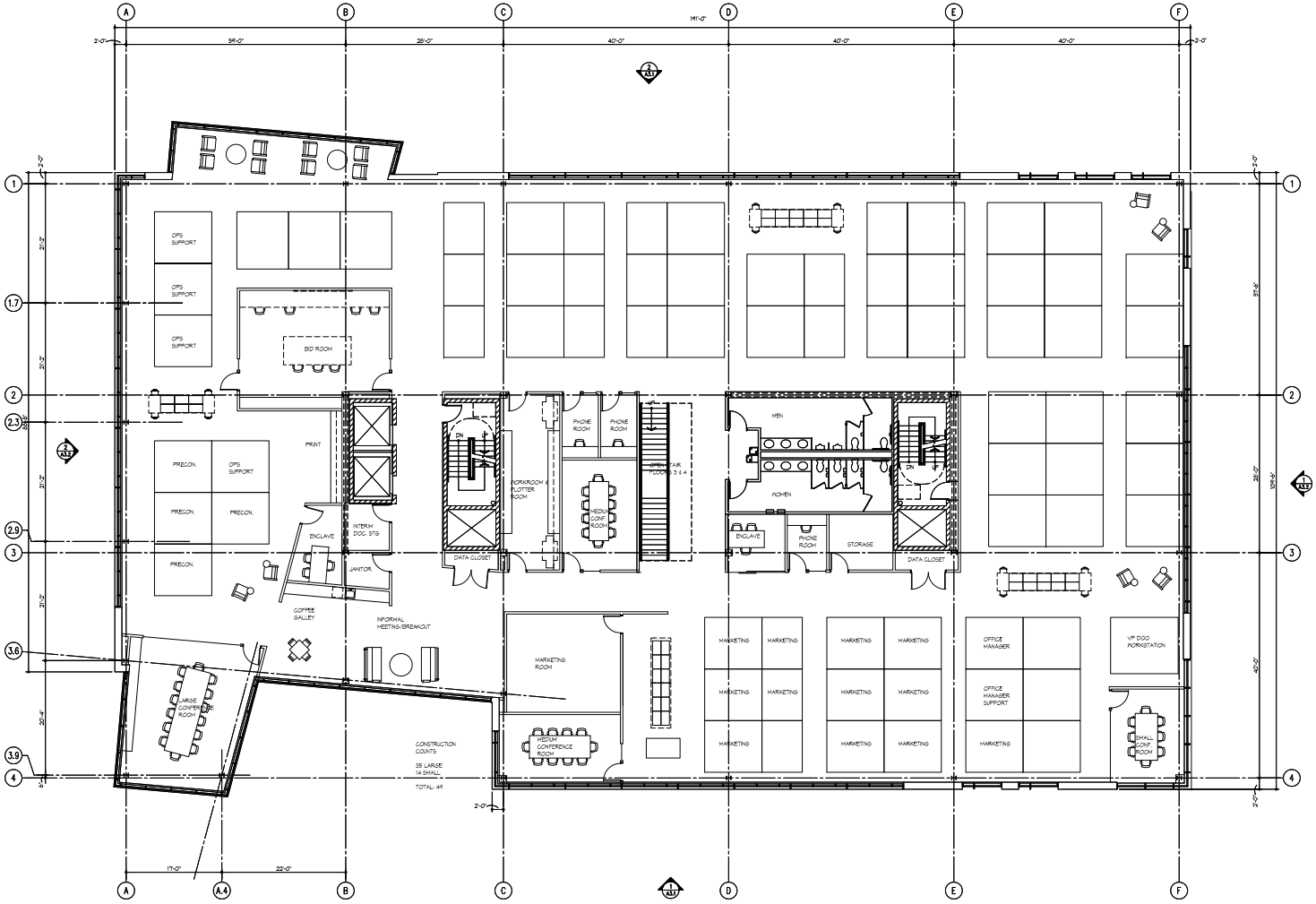
Issues and Revisions:

CPED	7/15/14

Commission No.	41100-13184
Drawn by	JL
Checked by	RH, AM

SHEET

A2.3



1 A2.4 THIRD FLOOR PLAN - 20,425 G.S.F.
1/8"=1'-0"

0 4' 8' 16'

NORTH

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THIRD FLOOR PLAN

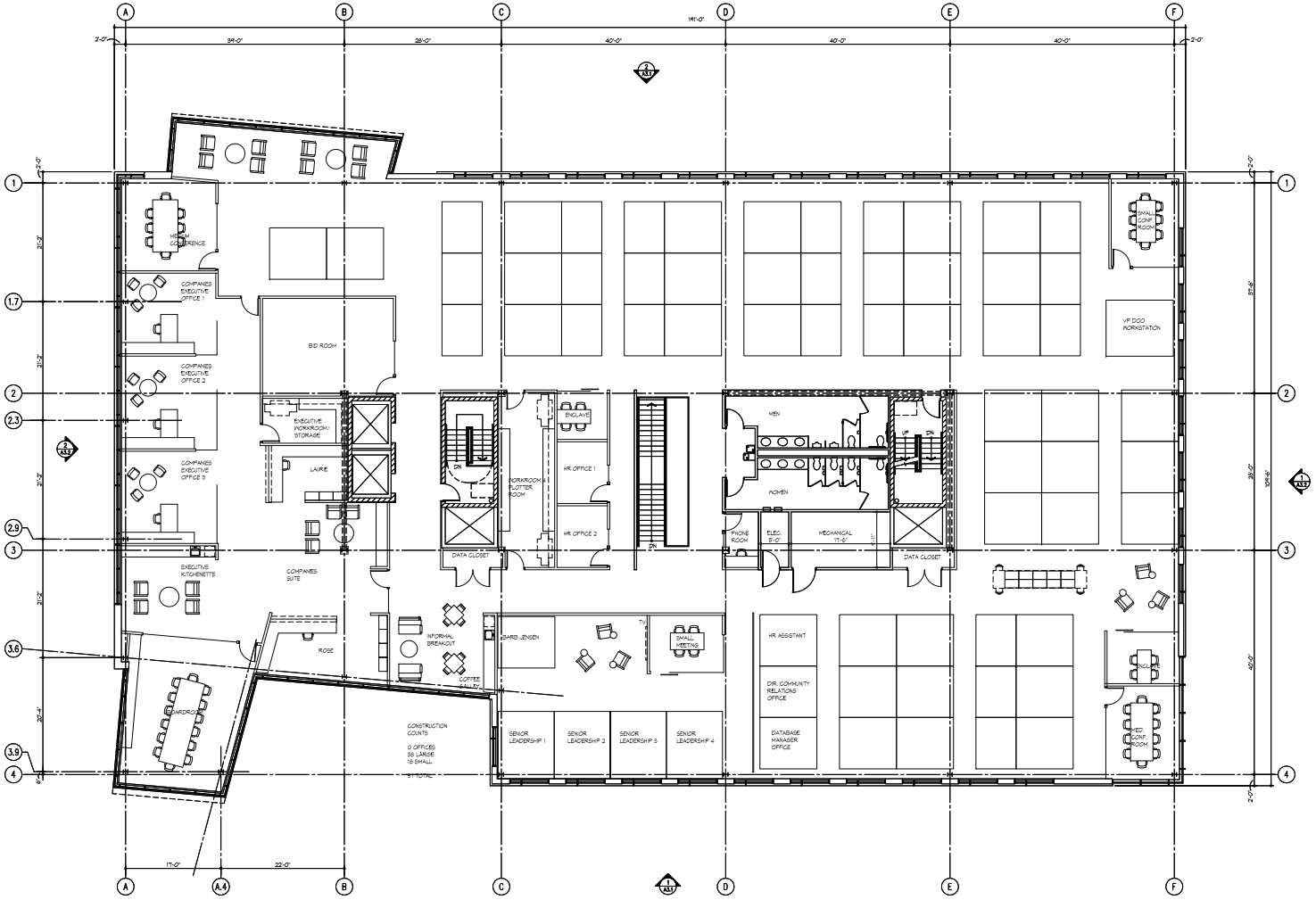
Issues and Revisions:

CPED	7/15/14

Commission No.	41100-13184
Drawn by	JL
Checked by	RH, AM

SHEET

A2.4



1 A2.5 FOURTH FLOOR PLAN - 20,355 G.S.F.
1/8"=1'-0"

0 4' 8' 16'

NORTH

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FOURTH FLOOR PLAN

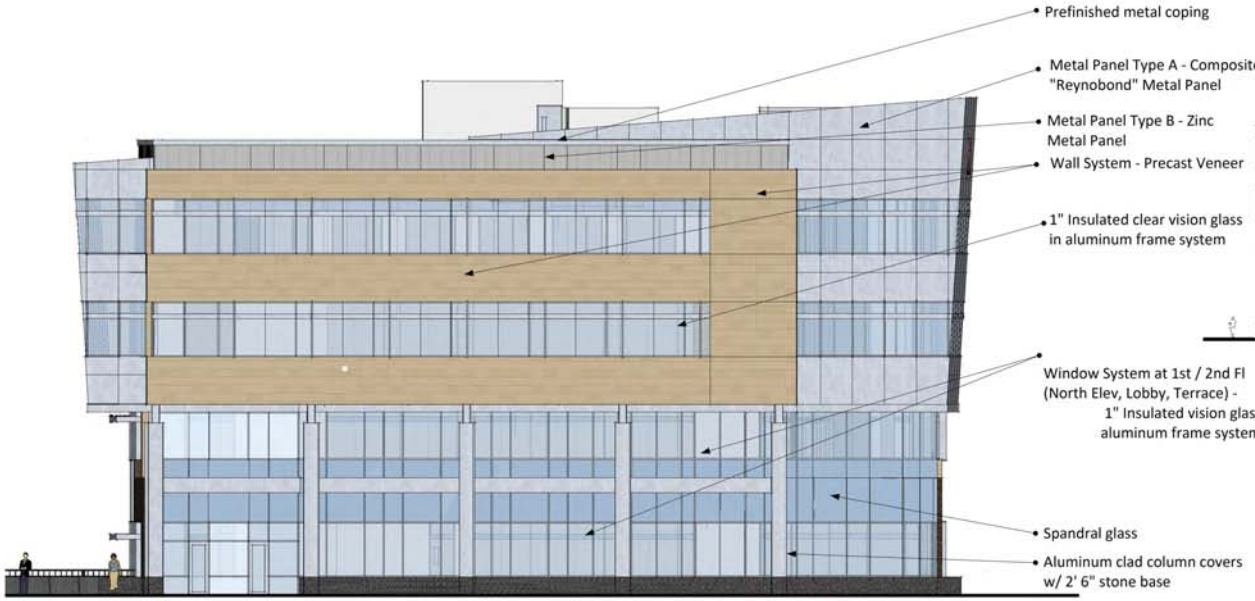
Issues and Revisions:

CPED	7/15/14

Commission No.	41100-13184
Drawn by	JL
Checked by	RH, AM

SHEET

A2.5



NORTH ELEVATION

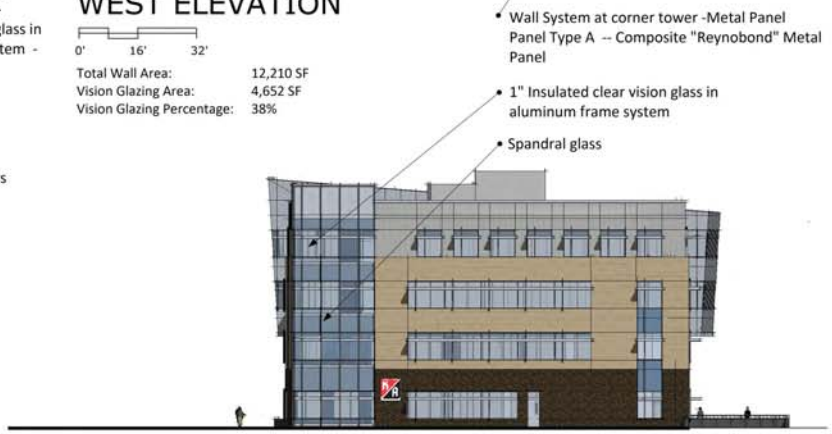
0' 8' 16'

Total Wall Area:	7,164 SF
Vision Glazing Area:	3,040 SF
Vision Glazing Percentage:	42%

WEST ELEVATION

0' 16' 32'

Total Wall Area:	12,210 SF
Vision Glazing Area:	4,652 SF
Vision Glazing Percentage:	38%



SOUTH ELEVATION

0' 16' 32'

Total Wall Area:	7,162 SF
Vision Glazing Area:	2,026 SF
Vision Glazing Percentage:	28%

ELEVATIONS

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EAST ELEVATION

0' 8' 16'

Total Wall Area:	12,802 SF
Vision Glazing Area:	4,010 SF
Vision Glazing Percentage:	31%

ELEVATIONS

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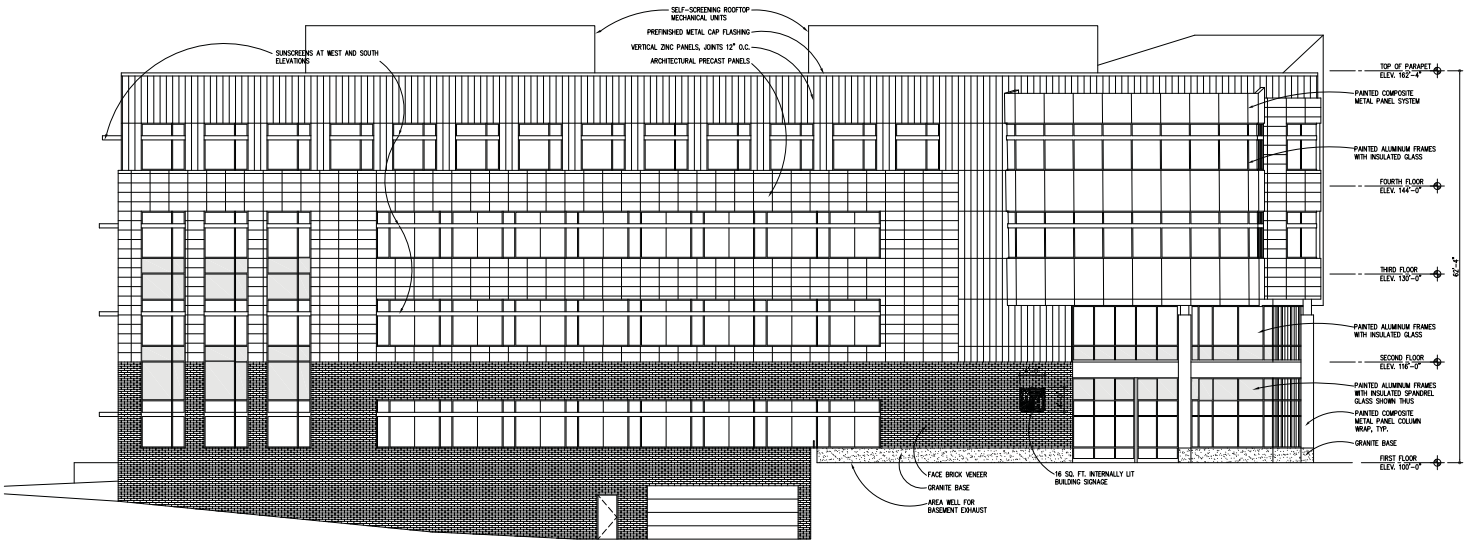
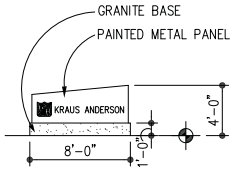
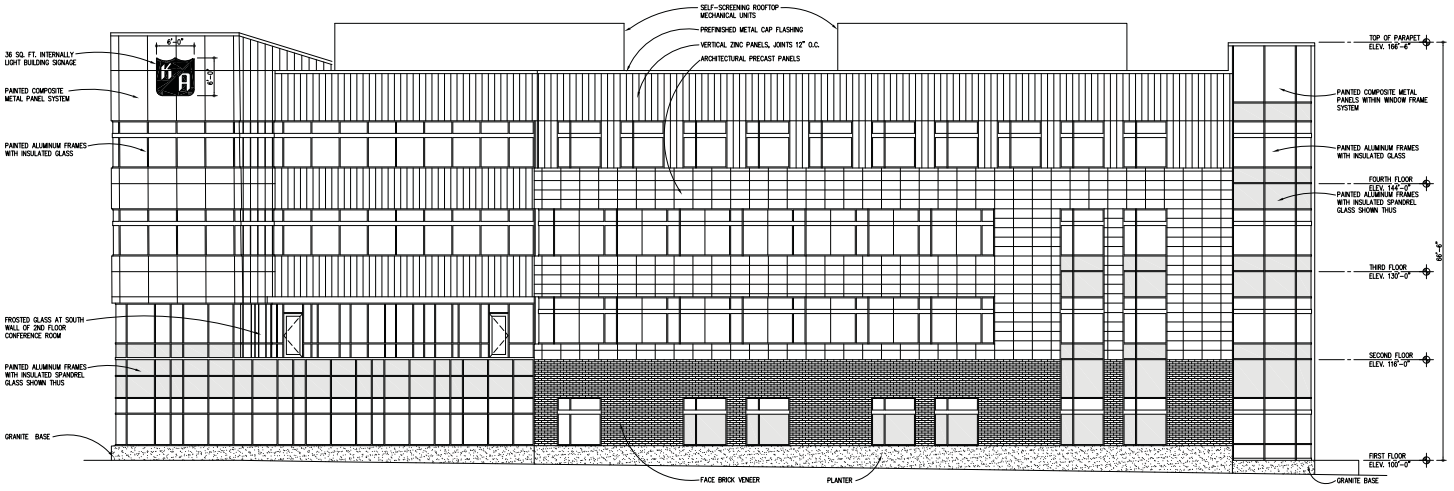


3 A3.1 EAST ELEVATION
1/8"=1'-0"



2 A3.1 SIGN ELEVATION
1/4"=1'-0"



1 A3.1 WEST ELEVATION
1/8"=1'-0"

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EXTERIOR ELEVATIONS

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Commission No.	41100-13184
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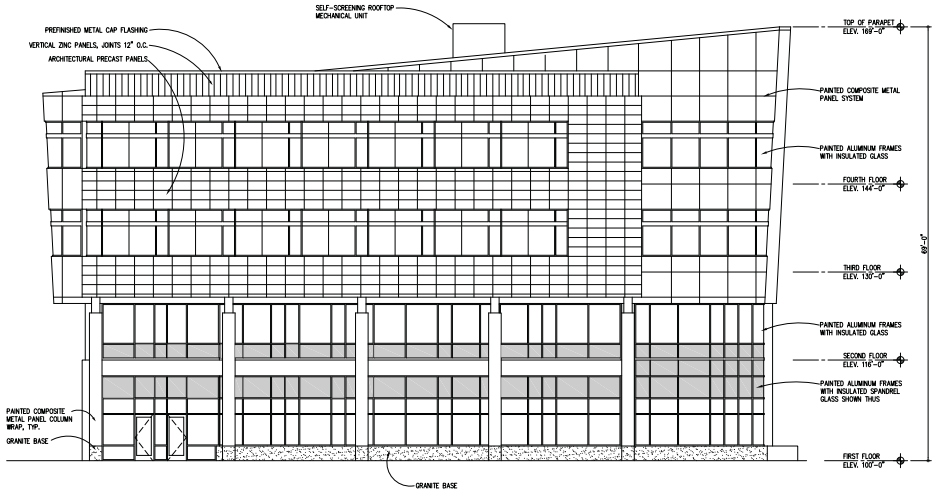
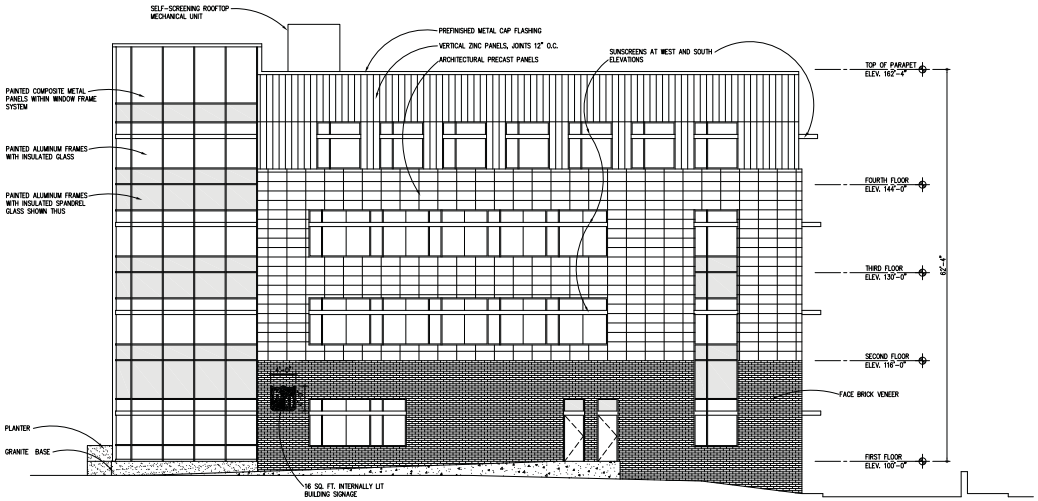
Checked by	AM

SHEET
A3.1



2 A3.2 NORTH ELEVATION
1/8"=1'-0"



1 A3.2 SOUTH ELEVATION
1/8"=1'-0"

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EXTERIOR ELEVATIONS

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SHEET
A3.2

VIEW FROM CORNER OF 5TH AVE S. & 9TH ST. S.

VIEW FROM CORNER OF PORTLAND AVE. & 8TH ST. S.

VIEW FROM CORNER OF 8TH ST. S. & 5TH AVE. S.

VIEW FROM CORNER OF PORTLAND AVE. & 9TH ST. S.

CURRENT VIEWS

POPE ARCHITECTS

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VIEW LOOKING NORTH ON 5TH AVE

VIEW LOOKING EAST ON 8TH ST

VIEW OF FRONT ENTRY / LOBBY

AERIAL VIEW FROM NORTHEAST

POPE ARCHITECTS

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525 S. 8TH STREET, MINNEAPOLIS, MN

Committee of the Whole Exhibits

7-15-14 | COMM# 41100-13184

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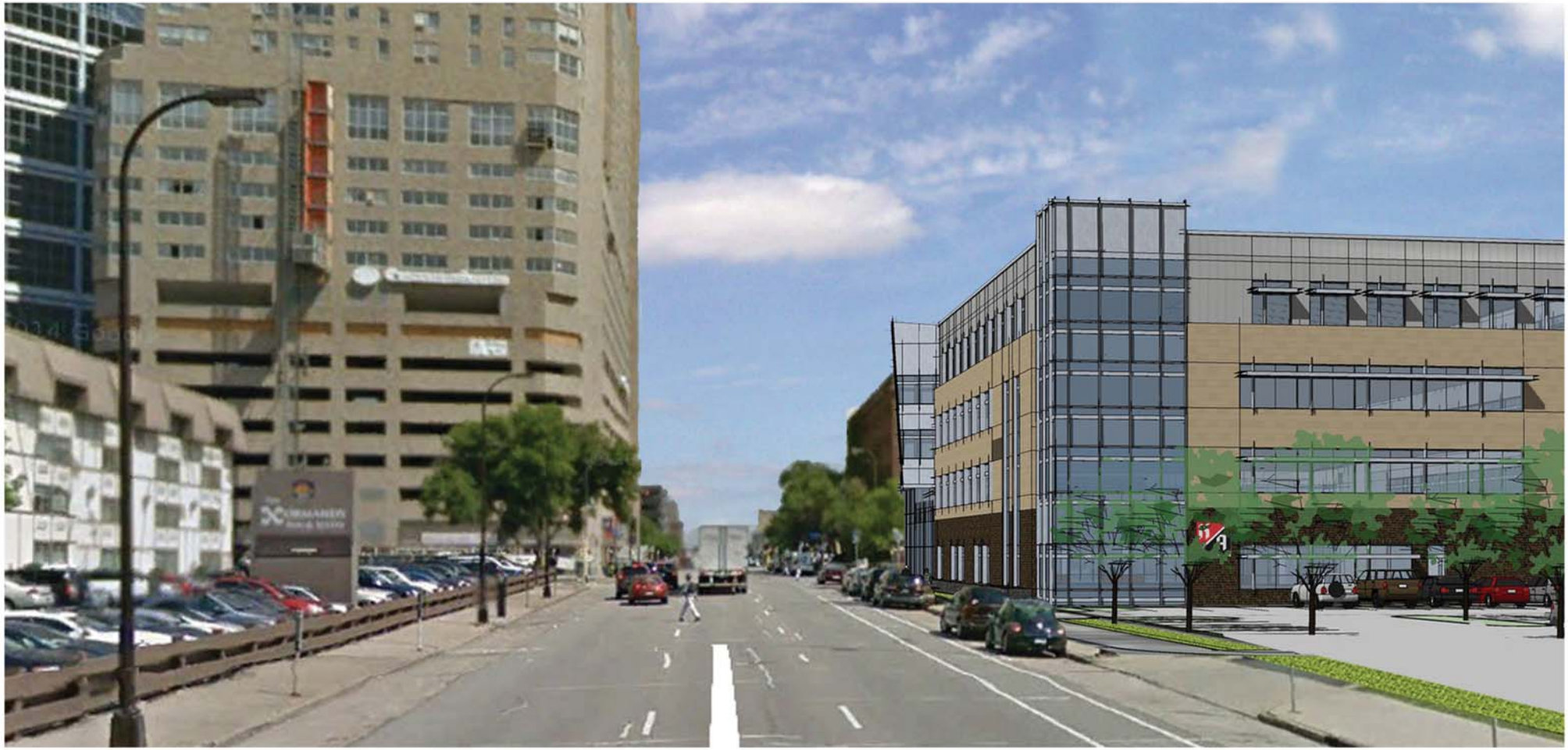

CONTEXT STREET VIEW IMAGE 3

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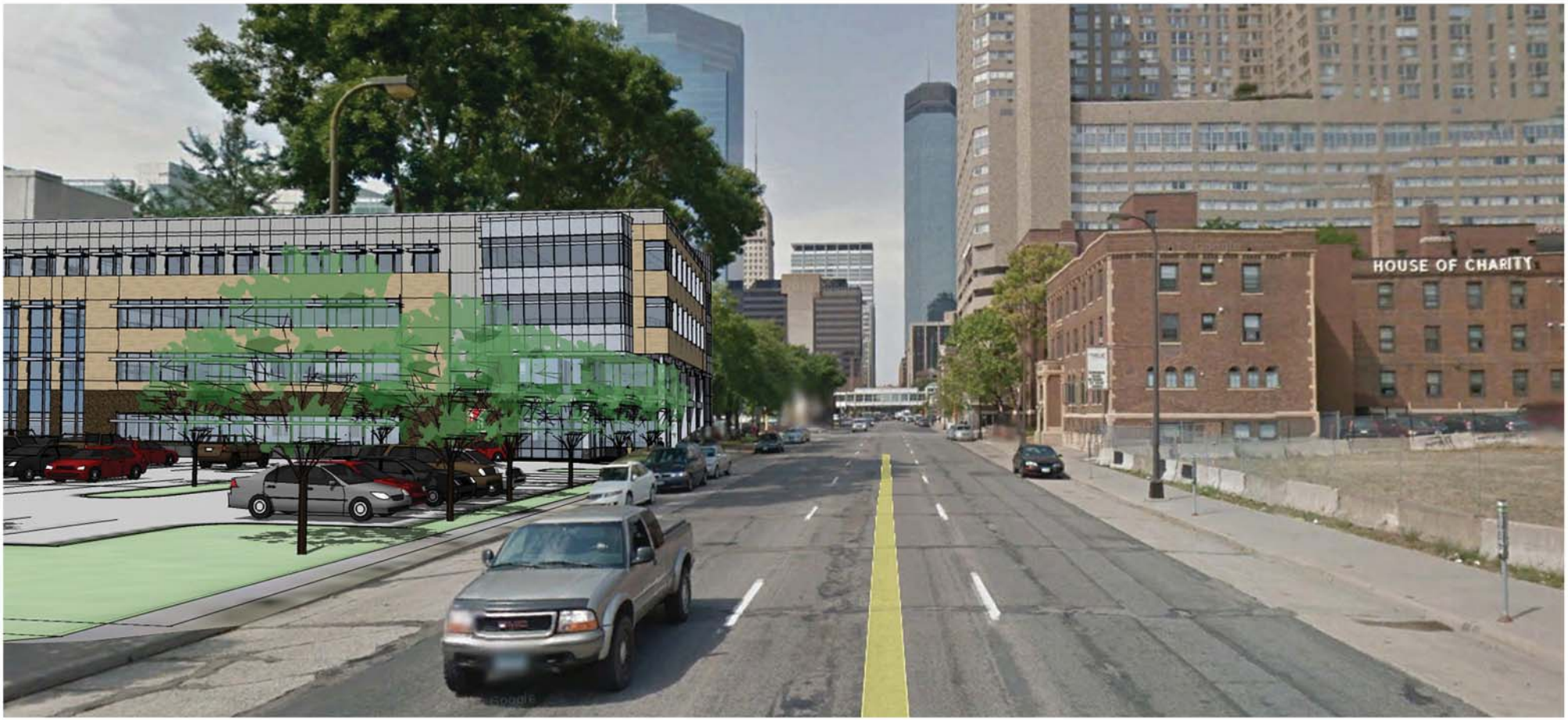

CONTEXT STREET VIEW IMAGE 1

POPE ARCHITECTS

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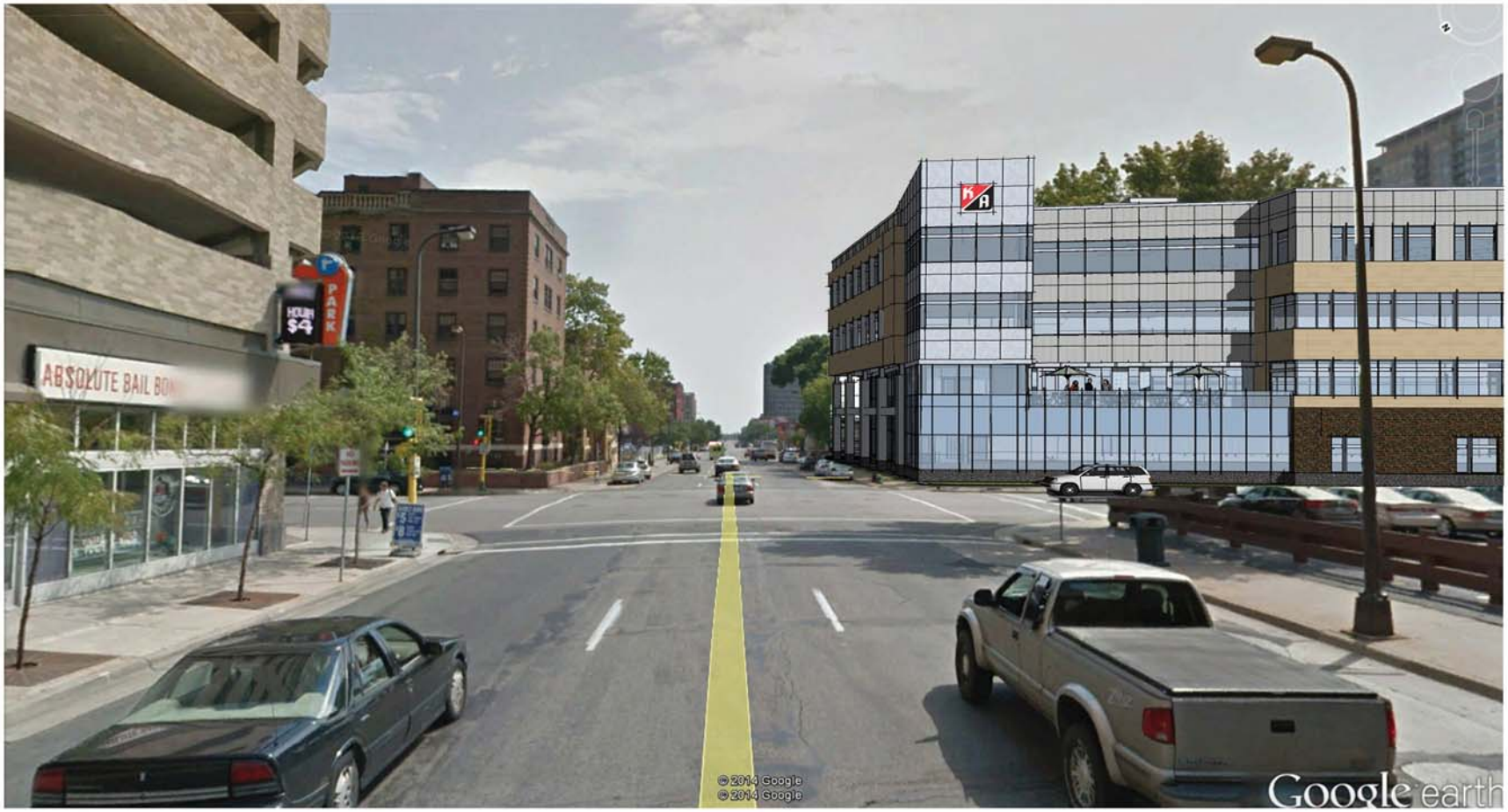

CONTEXT STREET VIEW IMAGE 2

POPE ARCHITECTS

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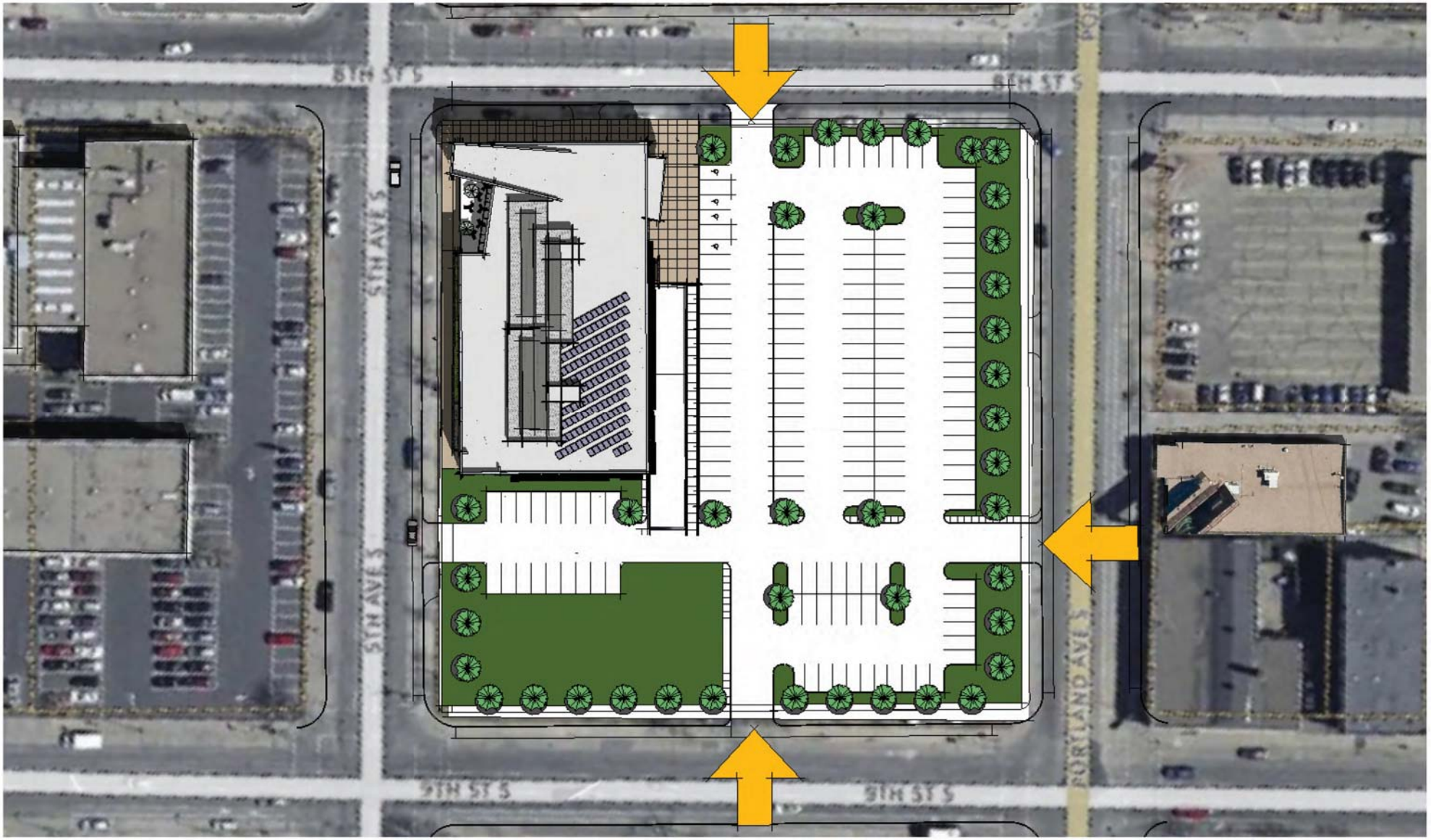

Kraus-Anderson Development - Phase One

Scale: 1" = 80'-0"

CPED Submittal - 15 July, 2014

Kraus-Anderson Headquarters	80,000 SF
Associated Parking	*161 at grade spaces*
	45 underground spaces
Total Parking	*206 spaces*
FAR Required = 2.0	FAR Provided = .73

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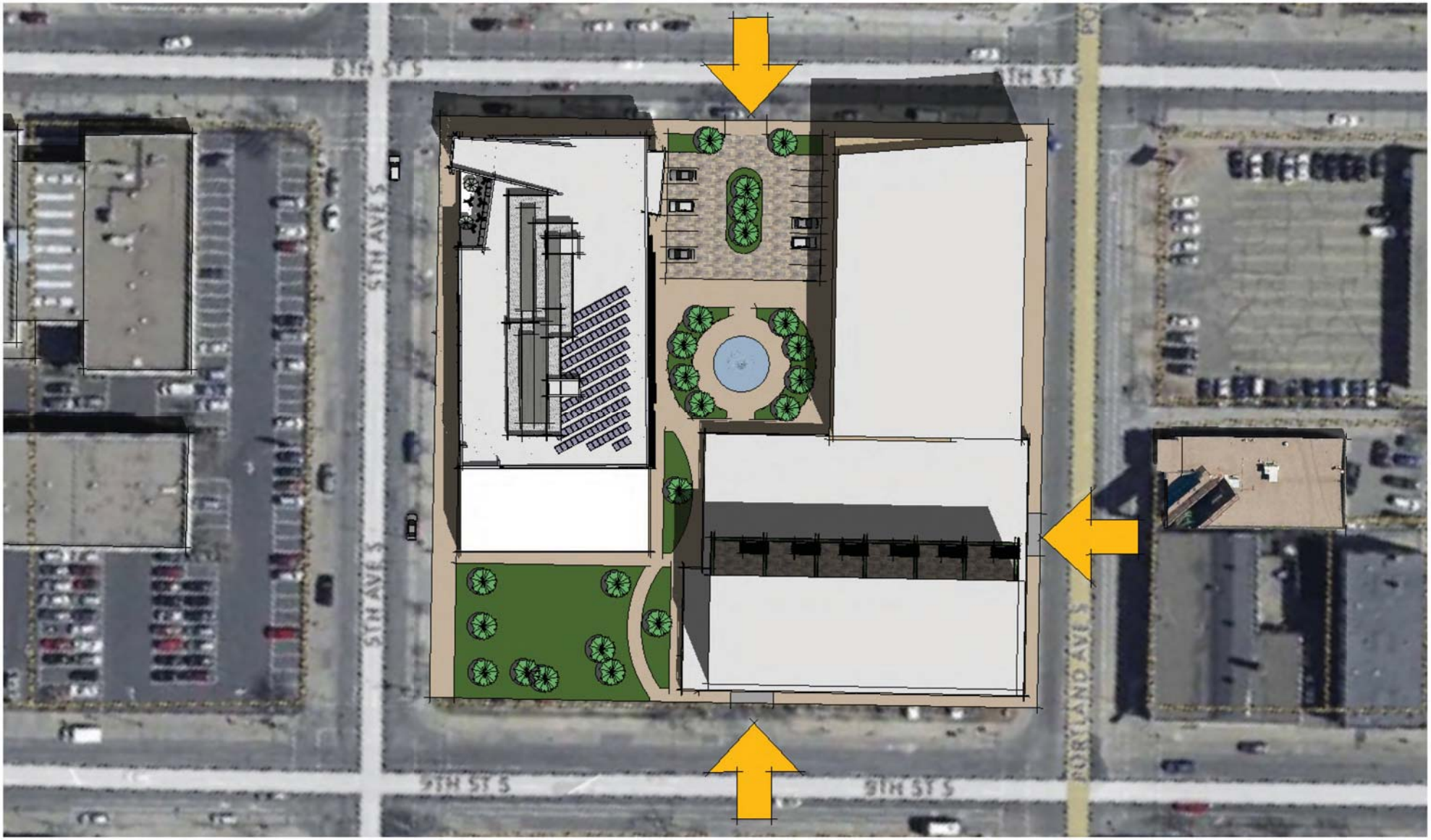
POPE ARCHITECTS



Kraus-Anderson Development - Future Phases

Scale: 1" = 80'-0"

CPED Submittal - 15 July, 2014

Kraus-Anderson Headquarters	100,000 SF
Associated Parking	*160 underground spaces (1.6 per 1000 SF)*
General Office	100,000 SF
Associated Parking	*100 underground spaces (1 per 1000 SF)*
Retail/Mixed Use	10,000 SF
Associated Parking	*50 at grade enclosed spaces (4 per 1000 SF)*
(100) Residential Units	134,000 SF
Associated Parking	*160 underground spaces (1.6 per unit)*
FAR Required = 2.0	FAR Provided = 3.13

KRAUS-ANDERSON®

POPE ARCHITECTS

Kraus-Anderson Development - Phase One

CPED Submittal - 15 July, 2014

Kraus-Anderson Headquarters	80,000 SF
Associated Parking	*159 at grade spaces*
	48 underground spaces
Total Parking	*207 spaces*
FAR Required = 2.0	FAR Provided = .73

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POPE ARCHITECTS

Kraus-Anderson Development - Future Phases

CPED Submittal - 15 July, 2014

Kraus-Anderson Headquarters	100,000 SF
Associated Parking	*160 underground spaces (1.6 per 1000 SF)*
General Office	100,000 SF
Associated Parking	*100 underground spaces (1 per 1000 SF)*
Retail/Mixed Use	10,000 SF
Associated Parking	*50 at grade enclosed spaces (4 per 1000 SF)*
(100) Residential Units	134,000 SF
Associated Parking	*160 underground spaces (1.6 per unit)*
FAR Required = 2.0	FAR Provided = 3.13

KRAUS-ANDERSON®

POPE ARCHITECTS

AERIAL VIEW

Kraus-Anderson Downtown Office

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8-14-14 | COMM# 41100-13184

POPE ARCHITECTS

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STREET VIEW

POPE ARCHITECTS

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STREET VIEW

POPE ARCHITECTS

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