



MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: [Hilary Dvorak](#), Principal Planner, (612) 673-2639
DATE: February 12, 2015
SUBJECT: Washington & Chicago Mixed Use Development

The applicant is proposing to redevelop the block located between Washington Avenue North, Chicago Avenue South, 3rd Street South and Park Avenue South. There are four buildings on the block; three of them will remain while one will be demolished as part of the development. The former Grainger Industrial Supply building, located at 724 3rd Street South, will be demolished. The remaining three buildings, Old Spaghetti Factory and both halves of Advance Thresher/Emerson-Newton Company, will remain on the site. Minor changes will be made to the Old Spaghetti Factory building. The Old Spaghetti Factory restaurant will remain and the remainder of the building will be used for offices. The Advance Thresher/Emerson-Newton Company buildings will be rehabbed and repurposed for a hotel and office uses.

On the remainder of the block the applicant is proposing to construct a seven-story, 185,000 square foot mixed-use building. There would be a grocery store located on the corner of Washington Avenue South and Chicago Avenue South and a smaller commercial space located along Washington Avenue South. In addition, there would be residential amenities along Chicago Avenue South and Third Street South. On the upper levels of the building there would be 181 dwelling units and additional amenity space for the residential portion of the development. In addition, there would be two levels of underground parking that would be dedicated for the residential, hotel, office and restaurant uses on the block. In total, there are 275 parking spaces located underground. There would also be 80 grade-level parking spaces that would be dedicated to the grocery store in the new building. These 80 parking spaces would be made available to other uses on the block outside of the business hours for the grocery store.

At this time the applicant is seeking approvals for only the new development on the site; not the rehabilitation of the existing buildings. The Advance Thresher/Emerson-Newton Company building is a locally designated historic landmark and is listed in the National Register of Historic Places. Depending on the modifications to this building, a review by the Heritage Preservation Commission may be required.

LAND USE

The site is zoned B4N Downtown Neighborhood District and is located in the DP Downtown Parking Overlay District. In the B4N zoning district there is no maximum floor area ratio but there is a 10-story height limitation. The overall height of the new building will be seven stories or 85 feet.

In the B4N zoning district there is no minimum parking requirement for any use; however, there are maximum parking requirements. The maximum parking requirement for the grocery store (59) is being exceeded by 21 spaces.

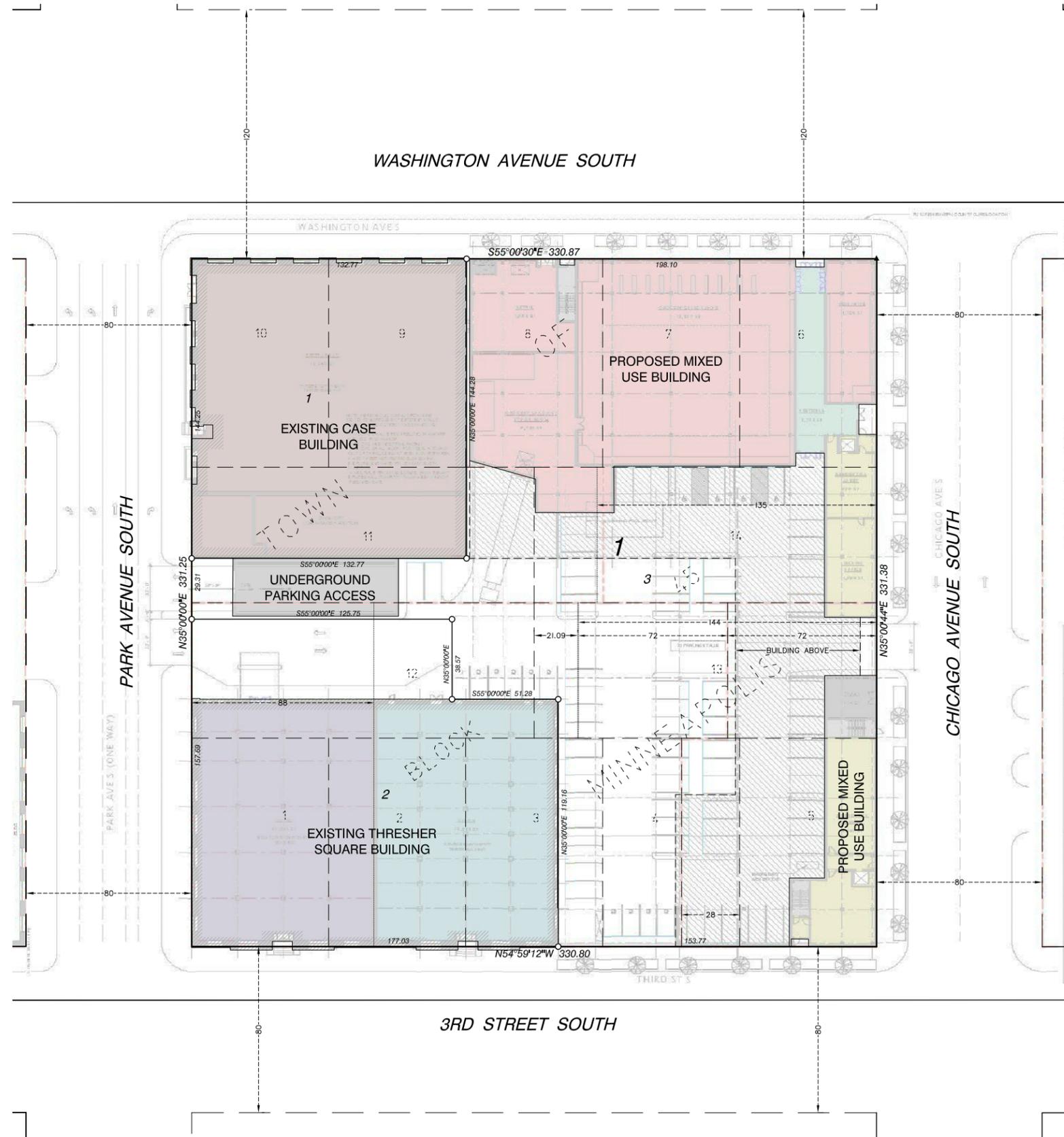
The Minneapolis Plan for Sustainable Growth identifies the site as mixed use on the future land use map. Chicago Avenue is designated as a Commercial Corridor and the northern portion of the site is located in the Mill District Activity Center. The site is also located within the boundaries of the [Downtown East/North Loop Master Plan](#) and the [Update to the Historic Mills District Master Plan](#). Both of the plans call for mixed-use development on the site.

CPC APPLICATIONS

The following land use applications have been identified at this time:

- Conditional use permit for a surface parking lot located in the DP Downtown Parking Overlay District.
- Variance to increase the number of surface parking spaces from 20 to 40.
- Variance of the maximum parking requirement for a grocery store from 59 to 80.
- Variance to reduce the interior side yard setback from 15 feet to 10 feet for residential windows facing the property line.
- Variance to reduce the interior side yard setback and rear yard setback from 15 feet to 0 feet for hotel windows facing the property line.
- Variance of the minimum loading requirement for the hotel from 2 large spaces to 0 spaces and from 1 small space to 0 spaces for the residential portion of the development.
- Variance to increase the height of a fence located within five feet of a public sidewalk from the maximum of 6 feet to 12 feet.
- Site plan review.
- Replat.

PRELIMINARY WASHINGTON AND CHICAGO MIXED USE



CASE & GRAINGER BUILDING PROPERTY DESCRIPTION

PARCEL 1:
Tract A:
All of Lots 9, 10, and 11, Block 45, Town of Minneapolis, Hennepin County, Minnesota.

Tract B:
That part of Lot 14, Block 45, lying Northwesterly of the Southeastly 135 feet of said lot, Hennepin County, Minnesota.

Abstract and Torrens Property
Abstract Property (Tract A)
Torrens Property (Tract B)
Torrens Certificate No. 1192495

PARCEL 2:
Tract A:
Lots 6, 7 and Southeastly 135 feet of Lot 14, Block 45, Town of Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota.

Tract B:
Lot 8, Block 45, Town of Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota.

Abstract and Torrens Property
Abstract Property (Parcel B)
Torrens Property (Parcel A)
Torrens Certificate No. 1077014

PARCEL 4:
Lot 5 and the Southeastly 72 feet of Lot 13, Block 45, Town of Minneapolis, according to the plat thereof on file or of record in the Office of the Register of Deeds in and for said Hennepin County, Minnesota.

PARCEL 5:
The Southeastly 28 feet of Lot 4 front to rear, Block 45, Town of Minneapolis, according to the plat thereof on file or of record in the office of the Register of Deeds in and for said Hennepin County, Minnesota. Together with an easement for driveway over the Northwesterly 8 feet of the Southeastly 36 feet of said Lot 4, front to rear.

Hennepin County, Minnesota
Torrens Property (Parcels 3, 4 and 5)
Torrens Certificate No. 729749

THRESHER SQUARE BUILDING PROPERTY DESCRIPTION

PARCEL 1:
The Northwesterly 72 feet of the Southeastly 144 feet of Lot 13, Block 45, Town of Minneapolis, Hennepin County, Minnesota.

PARCEL 2:
All those parcels of land in Block 45, Town of Minneapolis described as follows:
That portion of Lots 2 and 12 lying Southeastly of a line 88 feet Southeastly of and parallel with the Northwesterly line of said Block 45;
Lot 3;
The rear or Northwesterly 21.09 feet of Lot 13;
Lot 4 except the Southeastly 28 feet thereof, front to rear, Block 45, Town of Minneapolis, Hennepin County, Minnesota.
Together with an easement for driveway over the Northwesterly 8 feet, front to rear of said Southeastly 28 feet of said Lot 4.

PARCEL 3:
INTENTIONALLY DELETED

PARCEL 4:
All that part of Lot 13, Block 45, Town of Minneapolis, Hennepin County, Minnesota, which lies northwesterly of the southeastly 144 feet thereof, and which lies southeastly of the northwesterly 21.09 feet of said Lot 13.

PARCEL 5:
Lot 1, Block 45; and also those portions of Lots 2 and 12, said Block 45, which lie northwesterly of a line 88 feet southeastly of and parallel with the northwesterly line of said Block 45, Town of Minneapolis, Hennepin County, Minnesota.

Parcels 1 and 2 are Torrens Property, Certificate of Title No. 1062261
Parcel 3 is Abstract Property
Parcels 4 and 5 are Torrens Property, Certificate of Title No. 1139766.5

NOTES

1. Property descriptions are from ALTA surveys by Alliant Engineering, Inc. dated March 7, 2013 for the Case & Grainger buildings and December 17, 2014 (review copy) for the Thresher Square building.
2. The Northwest line of Block 45, Town of Minneapolis is assumed to have a bearing of N35°00'00"E.
3. All distances are in feet.
4. Lot 1 is the existing Case Building, Lot 2 is the existing Thresher Square Building, and Lot 3 is surface parking and proposed mixed use building.

LEGEND

- Denotes 1/2 inch x 18 inch iron monument set marked by license no. 18425 unless otherwise shown
- ▲ Denotes Mag Nail Found

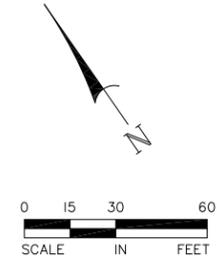
Parcel Area Table		
Parcel	Area-Sq. Ft.	Area-Ac.
LOT 1	19156	0.440
LOT 2	25941	0.596
LOT 3	64513	1.481
TOTAL	109610	2.516

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 Land Surveyor under Minnesota statutes 326.02 to 326.16.

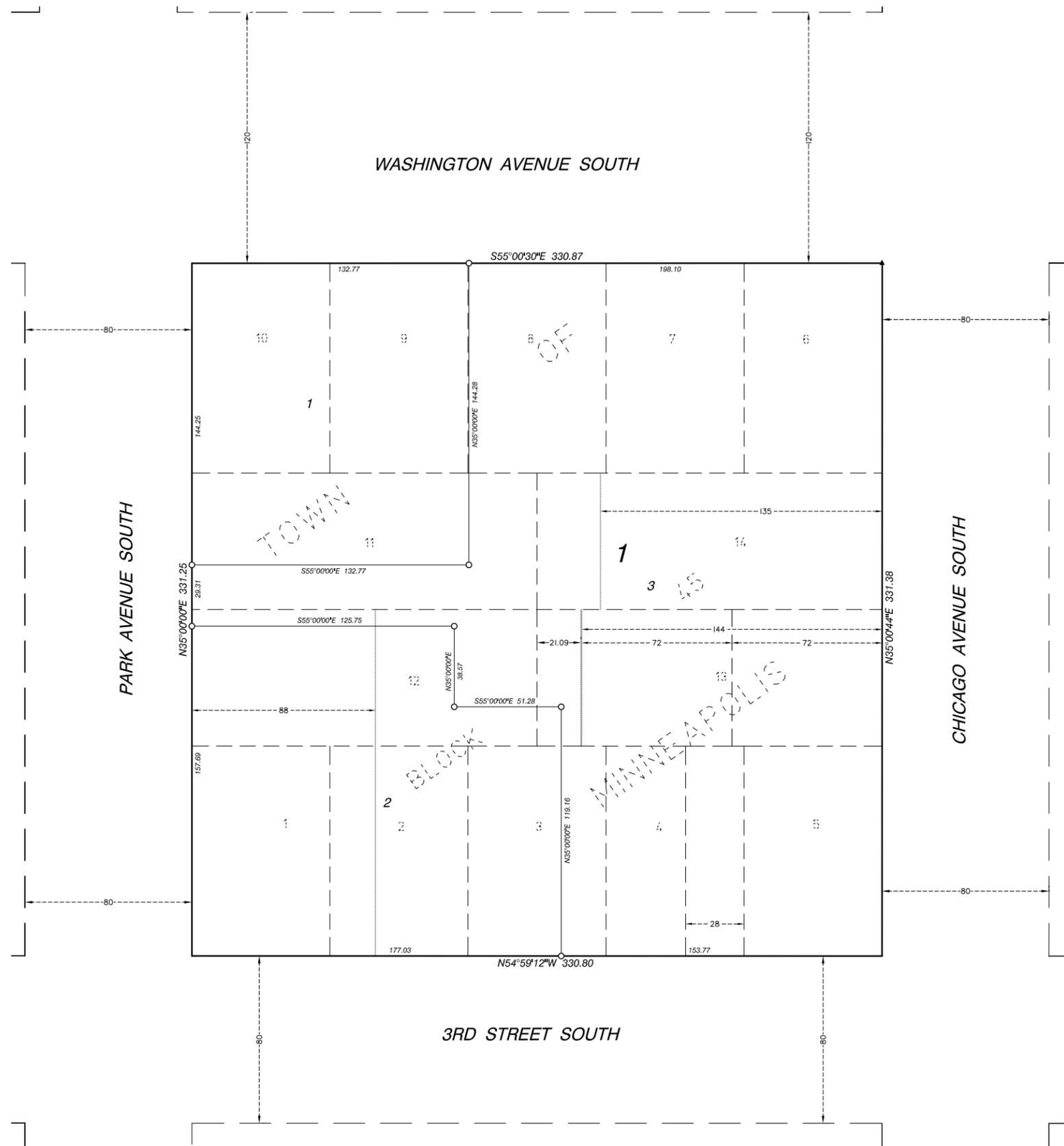
DENNIS B. OLMSTEAD
Print Name

Signature

Date License Number



PRELIMINARY WASHINGTON AND CHICAGO



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 Torrens Property (Tract B)
 Torrens Certificate No. 1192495

PARCEL 2:
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 Torrens Property (Parcels 3, 4 and 5)
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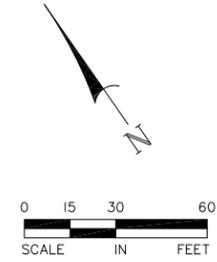
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DENNIS B. OLMSTEAD
 Print Name

 Signature

 Date _____ License Number _____





CoW – February 12, 2015



WASHINGTON & CHICAGO MIXED USE DEVELOPMENT

Minneapolis, MN



Project Purpose and Vision

The purpose of the project is to replace a surface parking lot and a vacant industrial building (formerly home to Grainger Industrial Supply) with a high-density residential development with a significant street level retail component. The resulting development will satisfy a key goal of the Mill District master plan by providing continuous, pedestrian-friendly urban fabric along Chicago Avenue from the Mississippi River to the Downtown East development, Multipurpose Stadium and Downtown East LRT station. The result will be a vibrant, pedestrian-friendly development that will not only serve Mill District residents with the introduction of a 14,000 sf national grocer, but will also draw retail customers from throughout other downtown and University neighborhoods. A two-story underground parking facility will serve the new residential development as well as the existing buildings on the block. The two-building Thresher Square office complex (currently 70% vacant) will be renovated into a hotel and office space as part of a separate scope of work.

Architectural and Urban Design Vision

The three significant existing buildings on the block to remain (Old Spaghetti Factory, and the two-building Thresher Square) are attractive and well-maintained turn-of-the-century industrial structures that establish a strong street wall along 3rd St, Park Ave and Washington Ave. The new construction will respect the existing buildings and fill out the block's urban fabric by adhering to the following urban design principles:

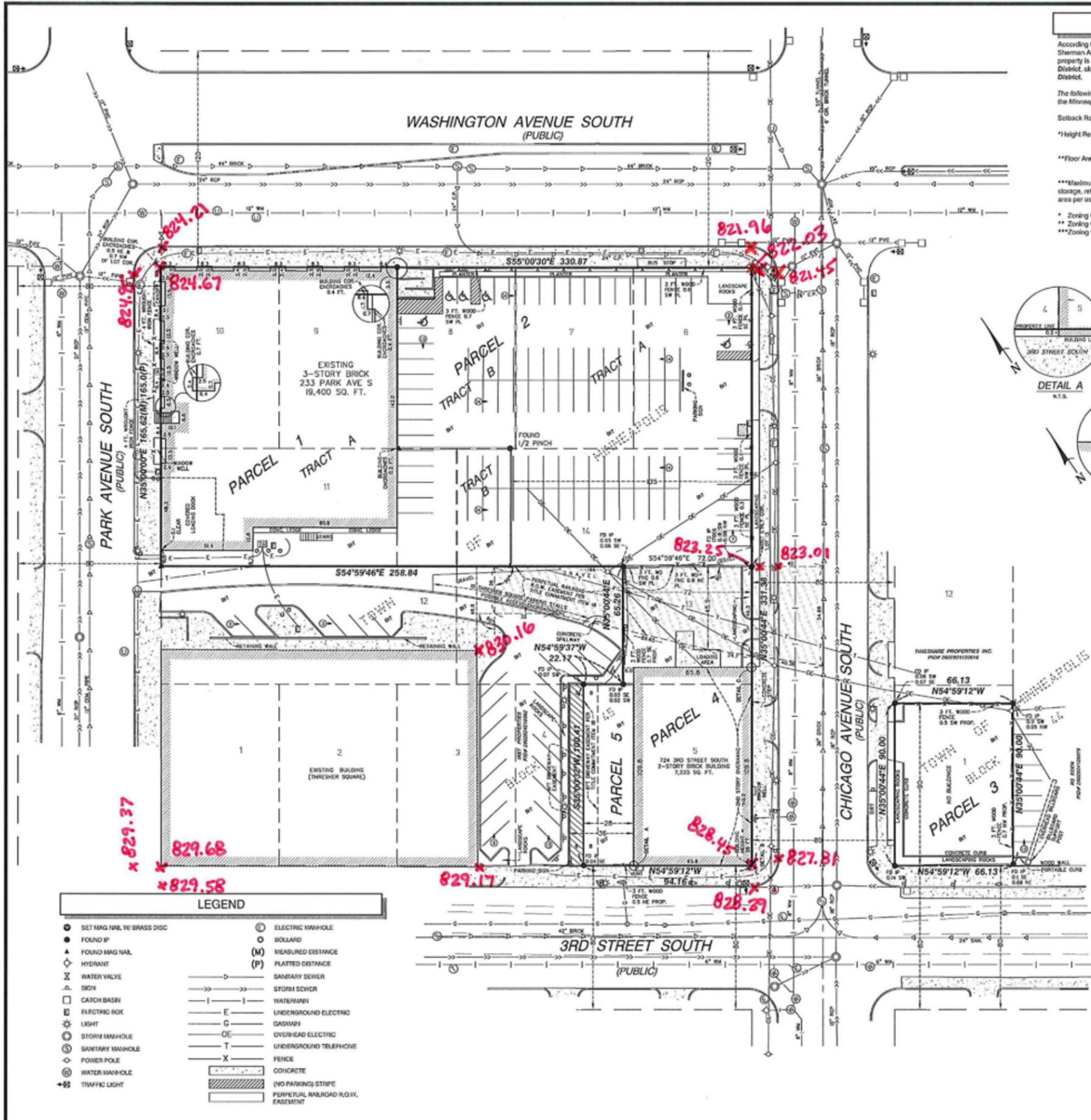
- Reinforce the existing street wall
- Simple, rectilinear massing
- Simple, durable material palette of brick and glass at the street level and stamped metal shingles above
- Regularly distributed windows and openings
- Active street level uses

Sustainable Features

The primary sustainable feature of the project is its high density and close proximity to transit and urban amenities. Proximity to downtown's 165,000 jobs, the skyway system and transit is what allows the project to provide resident parking at a much lower ratio than most recent market rate housing developments (+/- 0.7 stalls/dwelling unit). In addition to the inherent sustainability of the site, the project will feature several energy efficient features:

- Continuous exterior insulation
- 90% efficient furnaces
- Dedicated chute for comingled recyclables
- LED lighting in parking levels and common areas
- Participation in Xcel Energy's Design Assistance Program will further incentivize energy-reduction measures





ZONING

According to a letter from the City of Minneapolis to Sherman Associates, Inc., dated December 5, 2012, the property is zoned **B4N Downtown Neighborhood District**, along with **DP Downtown Parking Overlay District**.

The following information is unverified and taken from the Minneapolis Zoning Code, as noted below:

Setback Requirements: None

*Height Restrictions: 10 stories or 140 feet, whichever is less.

**Floor Area Ratio: Minimum - 2
Maximum - None

***Maximum floor area for production, processing, storage, retail and services is 30,000 sq. ft. gross floor area per use.

* Zoning Code Section 549.550.
** Zoning Code Section 545.570.
*** Zoning Code Section 545.580.

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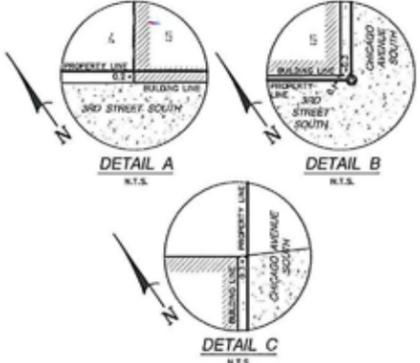
Abstract and Torrens Property
Abstract Property (Parcel B)
Torrens Property (Parcel A)
Torrens Certificate No. 1077014

PARCEL 3:
The Southeastly 90 feet of Lot 1, in Block 44, in the Town of Minneapolis, Hennepin County, Minnesota.

PARCEL 4:
Lot 5 and the Southeastly 72 feet of Lot 13, Block 45, Town of Minneapolis, according to the plat thereof on file or of record in the Office of the Registrar of Deeds in and for said Hennepin County, Minnesota.

PARCEL 5:
The Southeastly 28 feet of Lot 4 front to rear, Block 45, Town of Minneapolis, according to the plat thereof on file or of record in the office of the Registrar of Deeds in and for said Hennepin County, Minnesota, together with an easement for driveway over the Northwesterly 8 feet of the Southeastly 35 feet of said Lot 4, front to rear.

Hennepin County, Minnesota
Torrens Property (Parcels 3, 4 and 5)
Torrens Certificate No. 729149



CERTIFICATION

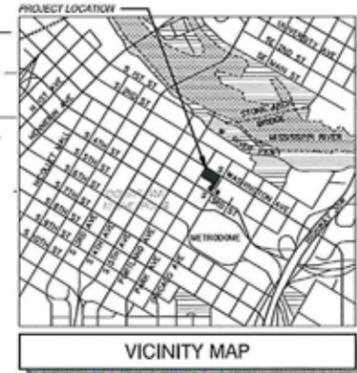
To 233 Park LLC, a Minnesota limited liability company, Sherman Associates, Inc., a Minnesota corporation, M&C County Bank and Commercial Partners Title, LLC as agent for Stewart Title Guaranty Company:

This is to Certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7(a), 7(j), 8, 9 and 11(b) of Table A thereto. The field work was completed on February 21, 2012.

Date of Plat or Map: March 7, 2013

D. B. Bork
Devlin B. Bork, Professional Land Surveyor
Minnesota License No. 15425

- Notes:
- This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by Commercial Partners Title, LLC as agent for Stewart Title Guaranty Company, No. 38380 First Supplemental, dated November 11, 2012.
 - The locations of underground utilities are depicted based on Gopher State One Call, available city maps, records and field locations and may not be exact. Verify critical utilities prior to construction or design.
 - The basis of bearings is assumed.
 - All distances are in feet.
 - The area of the above described property is 74,913 square feet or 1.72 acres.
 - There are 92 regular parking stalls and 5 handicap parking stalls on the property.
 - The property lies in flood hazard zone X (area determined to be outside of a 0.2% annual chance floodplain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 27053C0357E, dated September 2, 2004.
 - Names of adjoining owners of platted lands are depicted per Hennepin County public records.
 - There was no observed evidence of current earth moving work, building construction or building additions at the time of survey.
 - Survey related exceptions per Schedule B-Section II of commitment affect the property as follows:
 - Item No. 13 refers to an ingress and egress easement per Doc. Nos. 7818614 (Abstract) and 3479813 (Torrens). Said easement is an endline easement for access and parking and cannot be depicted. However, it allows for access to approximately 7 parking stalls along the southwesterly side of the Case Building (233 Park Ave).
 - Item No. 15 refers to an Abate Engineering, Inc. survey dated April 5, 2006. Said survey depicts the following, which affect the property:
 - a) The building, stoop, fence, canopy, window wells, foundation and overhanging encroach onto the right-of-way of Park Ave.
 - b) The building and foundation encroaches onto the right-of-way of Washington Ave.
 - c) An overhead utility line crosses the southeast corner of the property without the benefits of a recorded easement.
 - d) A wood fence encroaches 0.7 feet onto the southwesterly side of the land.
 - Item No. 16 refers to a perpetual railroad right-of-way easement which affects Parcel 4 and is depicted on the survey. (Easement is per record on the Certificate of Title)
 - Item No. 18 refers to an 8 foot wide driveway easement which affects Parcel 5 and is depicted on the survey. (Easement is per record on the Certificate of Title)
 - Item No. 19 refers to an MFR survey dated November 9, 1988. Said survey depicts the following, which affect the survey:
 - a) Overhead utilities and a power pole affect the East corner of Lot 1, Block 44 and continue and continue into adjoining properties, as depicted on the survey.
 - b) Driveway access is open between that portion of Lot 13, Block 45 described in Schedule A and adjoining property.



ALLIANT ENGINEERING, INC.
233 PARK AVE. SOUTH, SUITE 300
MINNEAPOLIS, MN 55415
PHONE (612) 758-3080
FAX (612) 758-3099

ALTA/ACSM LAND TITLE SURVEY

CASE BUILDING AND GRAINGER BUILDING
MINNEAPOLIS, MINNESOTA

DRAWN BY	DE
CHECKED BY	DBO
DATE ISSUED	3/7/13
SCALE	1"=30'
JOB NO.	120018
BOOK	78

LEGEND

● SET MAG NAIL W/ BRASS DISC	○ ELECTRIC MANHOLE
● FOUND IP	○ BOLLARD
▲ FOUND MAG NAIL	(M) MEASURED DISTANCE
◇ HYDRANT	(P) PLATTED DISTANCE
⊗ WATER VALVE	— SANITARY SEWER
△ SIGN	— STORM SEWER
□ CATCH BASIN	— WATERMAIN
⊠ ELECTRIC BOX	— UNDERGROUND ELECTRIC
★ LIGHT	— GASMAIN
⊙ STORM MANHOLE	— OVERHEAD ELECTRIC
⊙ SANITARY MANHOLE	— UNDERGROUND TELEPHONE
⊙ POWER POLE	— FENCE
⊙ WATER MANHOLE	— CONCRETE
⊙ TRAFFIC LIGHT	▨ (NO PARKING) STRIPE
	▨ PERPETUAL RAILROAD R.O.W. EASEMENT

WASHINGTON & CHICAGO MIXED USE DEVELOPMENT

Minneapolis, MN



einess swenson graham architects
500 washington avenue south
minneapolis minnesota 55415
p. 612.339.5508
f. 612.339.5382
www.esgarch.com

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature _____
Typed or Printed Name _____
License # _____ Date _____

NOT FOR CONSTRUCTION

COMMITTEE OF THE WHOLE
2/14/2015

ORIGINAL ISSUE: 01/08/15

REVISIONS	No.	Description	Date

000213Y0.00
PROJECT NUMBER

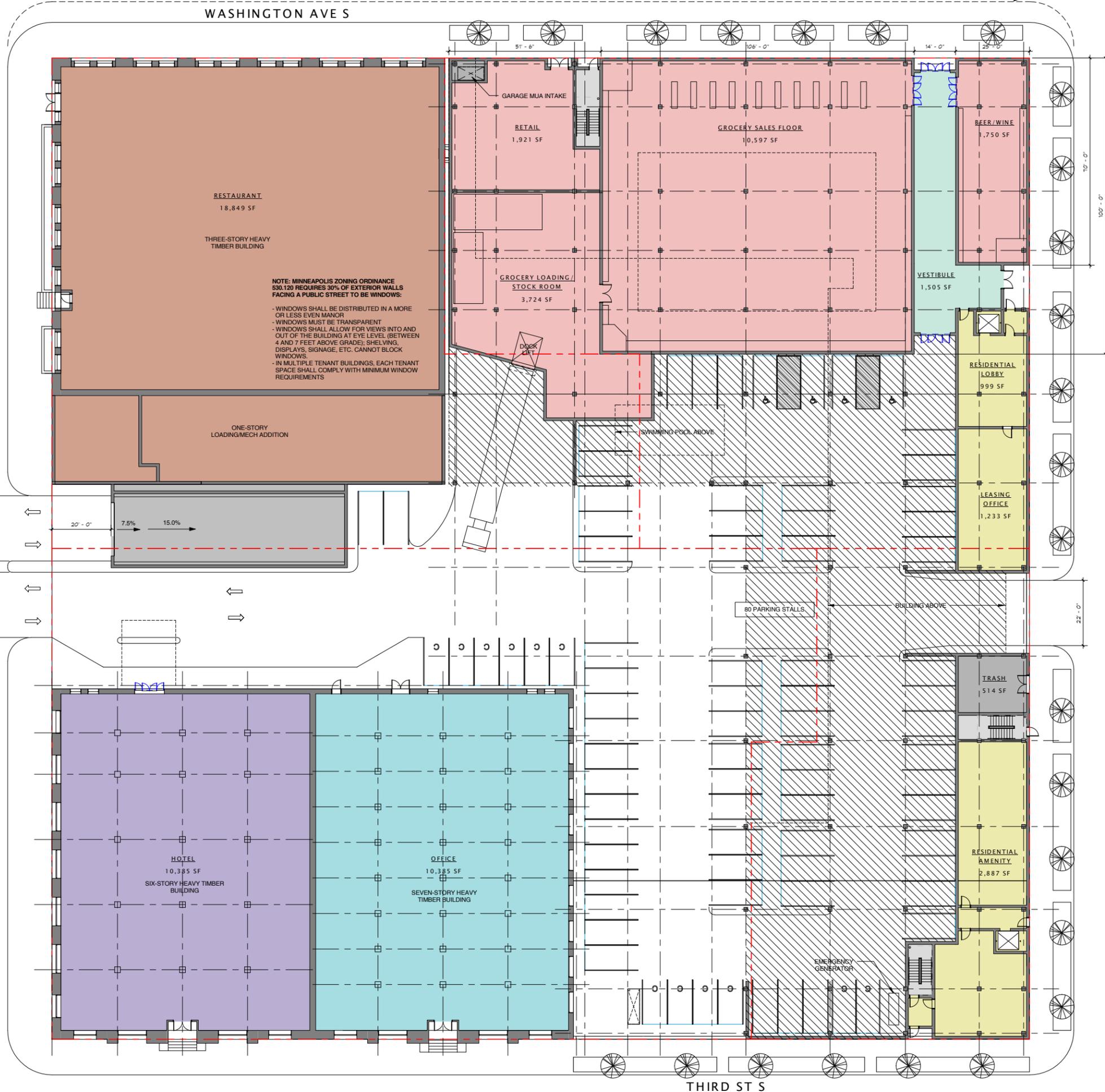
Author _____ Checker _____
DRAWN BY _____ CHECKED BY _____

KEY PLAN



WASHINGTON & CHICAGO MIXED USE DEVELOPMENT

STREET LEVEL PLAN
A1.3



NOTE: MINNEAPOLIS ZONING ORDINANCE 530.120 REQUIRES 30% OF EXTERIOR WALLS FACING A PUBLIC STREET TO BE WINDOWS:

- WINDOWS SHALL BE DISTRIBUTED IN A MORE OR LESS EVEN MANNER
- WINDOWS MUST BE TRANSPARENT
- WINDOWS SHALL ALLOW FOR VIEWS INTO AND OUT OF THE BUILDING AT EYE LEVEL (BETWEEN 4 AND 7 FEET ABOVE GRADE); SHELVING, DISPLAYS, SIGNAGE, ETC. CANNOT BLOCK WINDOWS.
- IN MULTIPLE TENANT BUILDINGS, EACH TENANT SPACE SHALL COMPLY WITH MINIMUM WINDOW REQUIREMENTS

AMERICAN TRIO 7 STORY HEAVY TIMBER BLDG
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einess swenson graham architects

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minneapolis, minnesota 55415
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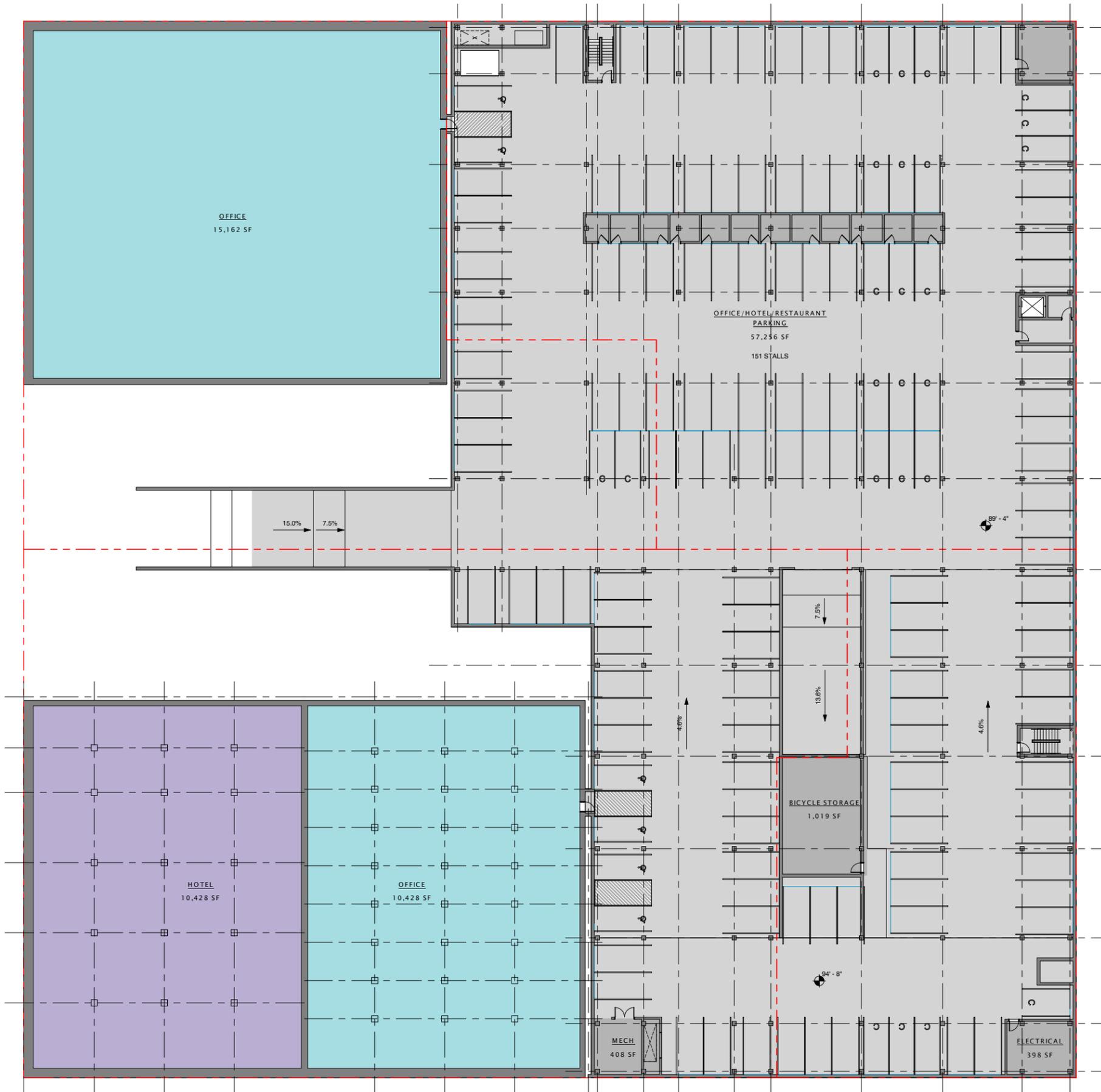
I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature _____

Typed or Printed Name _____

License # _____ Date _____

**NOT FOR
CONSTRUCTION**



COMMITTEE OF
THE WHOLE
2/14/2015

ORIGINAL ISSUE: 06/24/13

REVISIONS
No. Description Date

000213Y0.00

PROJECT NUMBER

Author _____ Checker _____
DRAWN BY _____ CHECKED BY _____

KEY PLAN



WASHINGTON & CHICAGO
MIXED USE DEVELOPMENT

MINUS 1 PLAN

A1.2



einess swenson graham architects

500 washington avenue south
minneapolis, minnesota 55415
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**NOT FOR
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COMMITTEE OF
THE WHOLE
2/14/2015

ORIGINAL ISSUE: 07/01/2013

REVISIONS
No. Description Date

000213Y0.00
PROJECT NUMBER

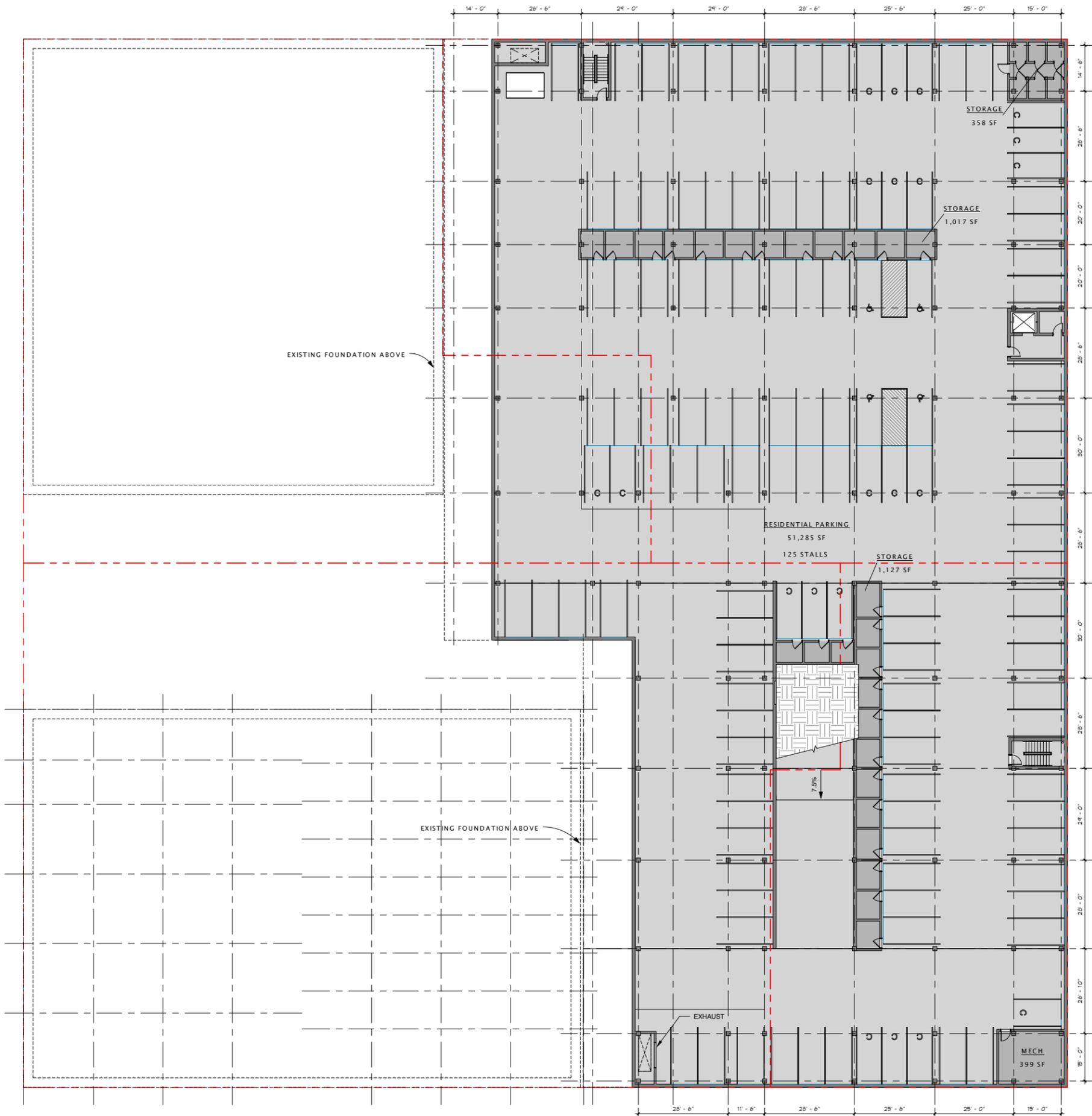
Author _____ Checker _____
DRAWN BY CHECKED BY

KEY PLAN



WASHINGTON & CHICAGO
MIXED USE DEVELOPMENT

MINUS 2 PLAN
A1.1





einess swenson graham architects

500 washington avenue south
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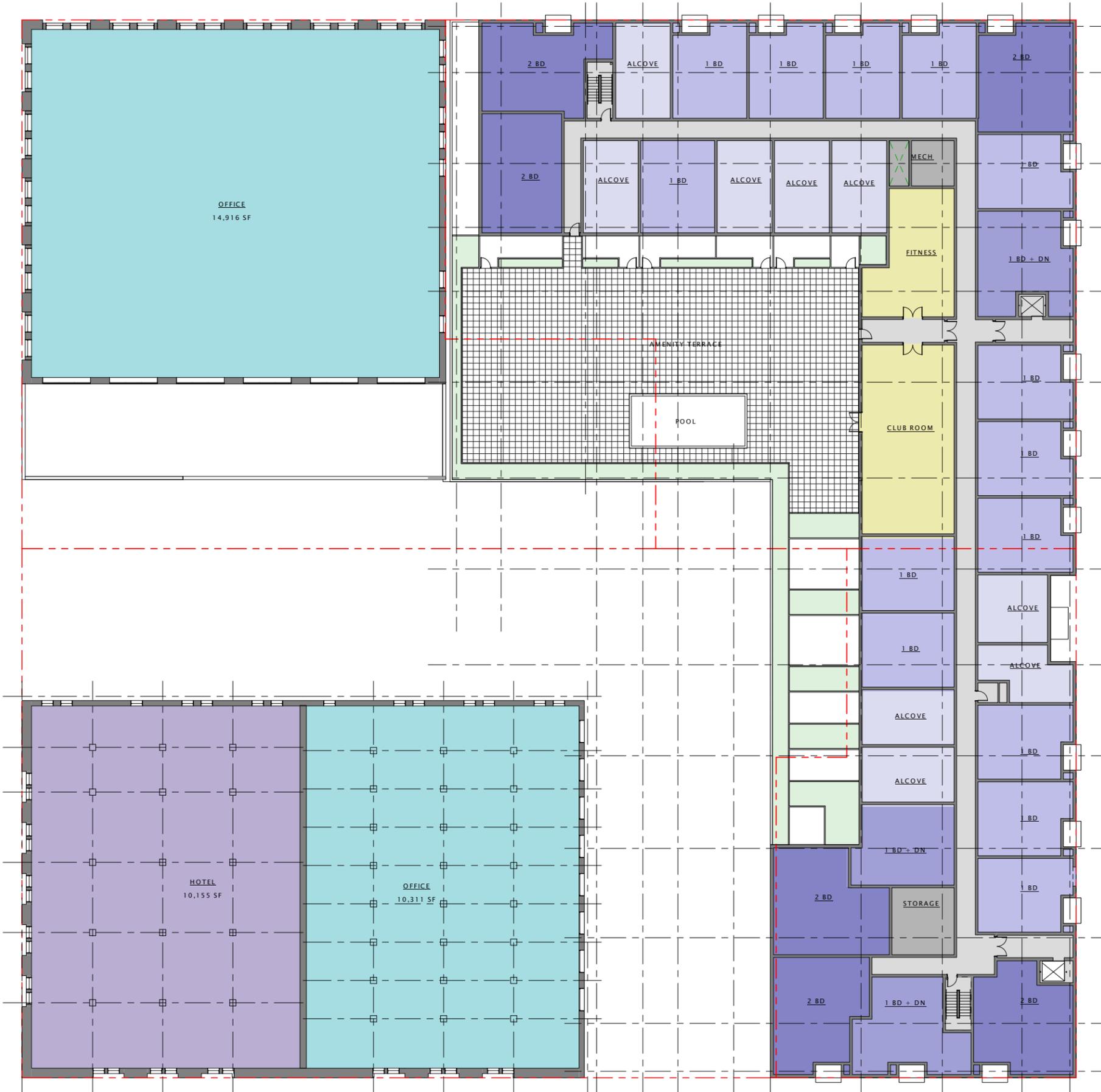
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Signature _____

Typed or Printed Name _____

License # _____ Date _____

**NOT FOR
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1 LEVEL 2
A1.4 1/16" = 1'-0"

COMMITTEE OF
THE WHOLE
2/14/2015

ORIGINAL ISSUE: 06/24/13

REVISIONS

No.	Description	Date

000213Y0.00
PROJECT NUMBER

Author _____ Checker _____
DRAWN BY _____ CHECKED BY _____

KEY PLAN

WASHINGTON & CHICAGO
MIXED USE DEVELOPMENT

LEVEL 2 PLAN
A1.4



einess swenson graham architects

500 washington avenue south
minneapolis, minnesota 55415
p. 612.339.5508
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www.esgarch.com

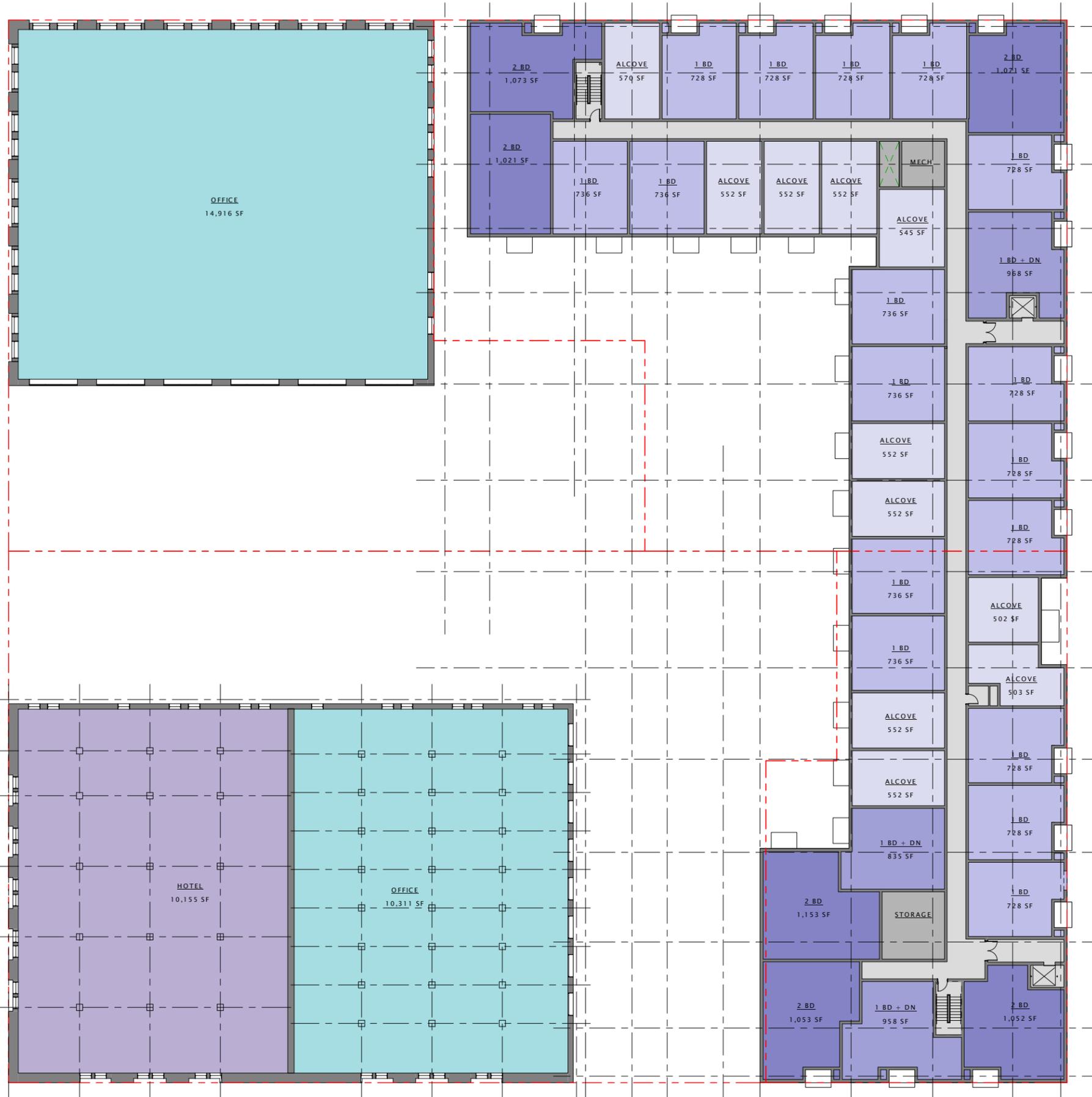
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Typed or Printed Name _____

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**COMMITTEE OF
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2/14/2015**

ORIGINAL ISSUE: 06/24/13

REVISIONS		
No.	Description	Date

000213Y0.00
PROJECT NUMBER

Author _____ Checker _____
DRAWN BY _____ CHECKED BY _____

KEY PLAN

WASHINGTON & CHICAGO
MIXED USE DEVELOPMENT

LEVELS 3 THROUGH 6
A1.5



einess swenson graham architects

500 washington avenue south
minneapolis, minnesota 55415
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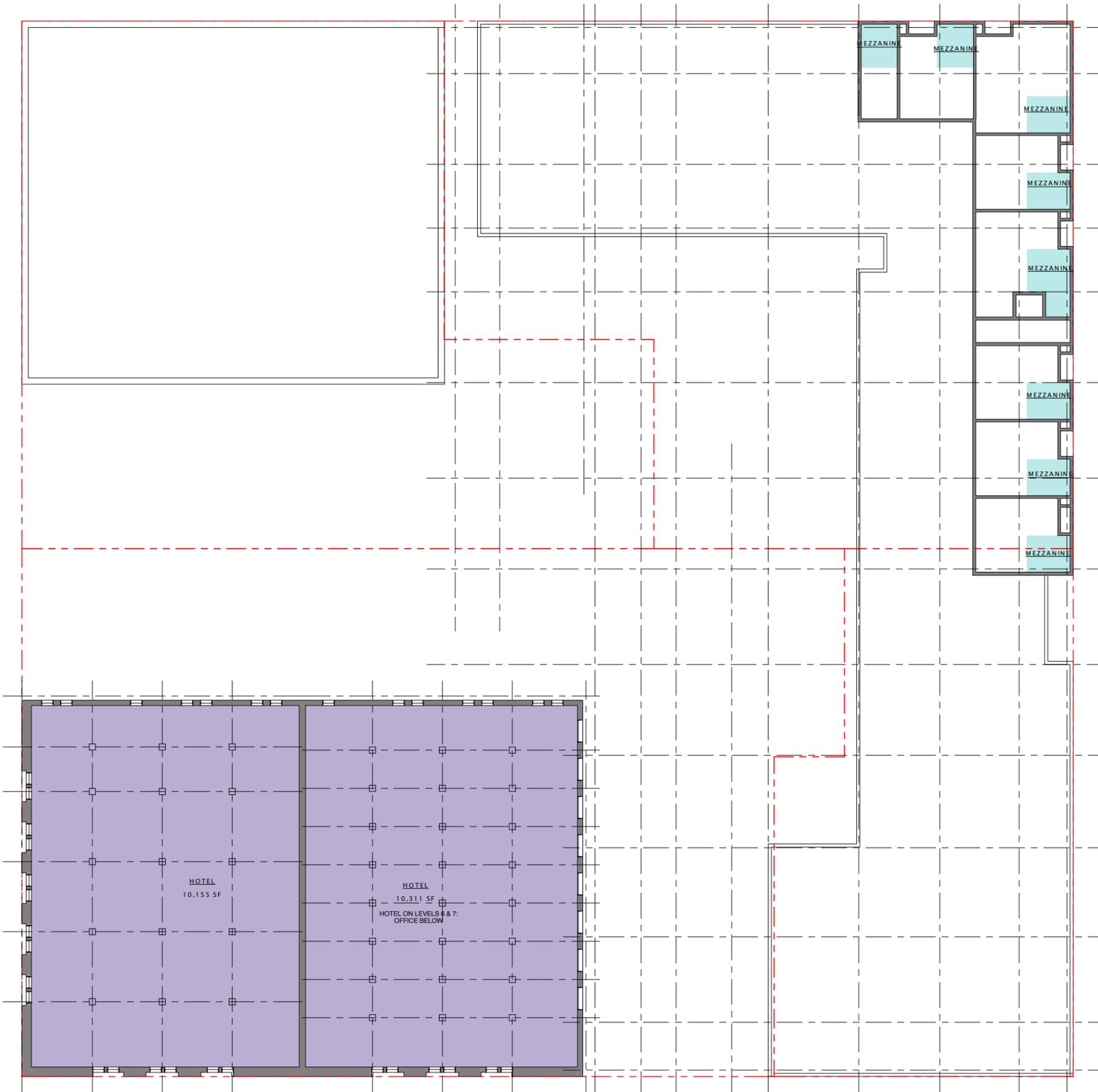
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COMMITTEE OF
THE WHOLE
2/14/2015

ORIGINAL ISSUE: 01/16/15

REVISIONS		
No.	Description	Date

000213Y0.00
PROJECT NUMBER

Author _____ Checker _____
DRAWN BY _____ CHECKED BY _____

KEY PLAN

WASHINGTON & CHICAGO
MIXED USE DEVELOPMENT

MEZZANINE PLAN
A1.6



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WASHINGTON & CHICAGO MIXED USE DEVELOPMENT
Minneapolis, MN

AERIAL VIEW FROM WASHINGTON & CHICAGO



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WASHINGTON & CHICAGO MIXED USE DEVELOPMENT
Minneapolis, MN

AERIAL VIEW FROM 3RD & CHICAGO



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WASHINGTON & CHICAGO MIXED USE DEVELOPMENT
Minneapolis, MN

AERIAL VIEW FROM 3RD & PARK



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WASHINGTON & CHICAGO MIXED USE DEVELOPMENT
Minneapolis, MN

AERIAL VIEW FROM WASHINGTON & PARK



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WASHINGTON & CHICAGO MIXED USE DEVELOPMENT
Minneapolis, MN

VIEW FROM 3RD & CHICAGO



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WASHINGTON & CHICAGO MIXED USE DEVELOPMENT
Minneapolis, MN

WASHINGTON AVENUE STREETScape



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WASHINGTON & CHICAGO MIXED USE DEVELOPMENT
Minneapolis, MN

CORNER OF WASHINGTON & CHICAGO



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WASHINGTON & CHICAGO MIXED USE DEVELOPMENT
Minneapolis, MN

RESIDENTIAL ENTRANCE ON CHICAGO



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WASHINGTON & CHICAGO MIXED USE DEVELOPMENT
Minneapolis, MN

CORNER OF THIRD & CHICAGO



AERIAL VIEW OF RESIDENTIAL AMENITY TERRACE



AMENITY TERRACE



SCREEN WALL ON 3RD ST BETWEEN THRESHER SQUARE AND PROPOSED NEW BUILDING



PUBLIC PARKING ENTRANCE ON CHICAGO AVENUE

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WASHINGTON & CHICAGO MIXED USE DEVELOPMENT

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WASHINGTON & CHICAGO MIXED USE DEVELOPMENT
Minneapolis, MN

WASHINGTON AVENUE ELEVATION

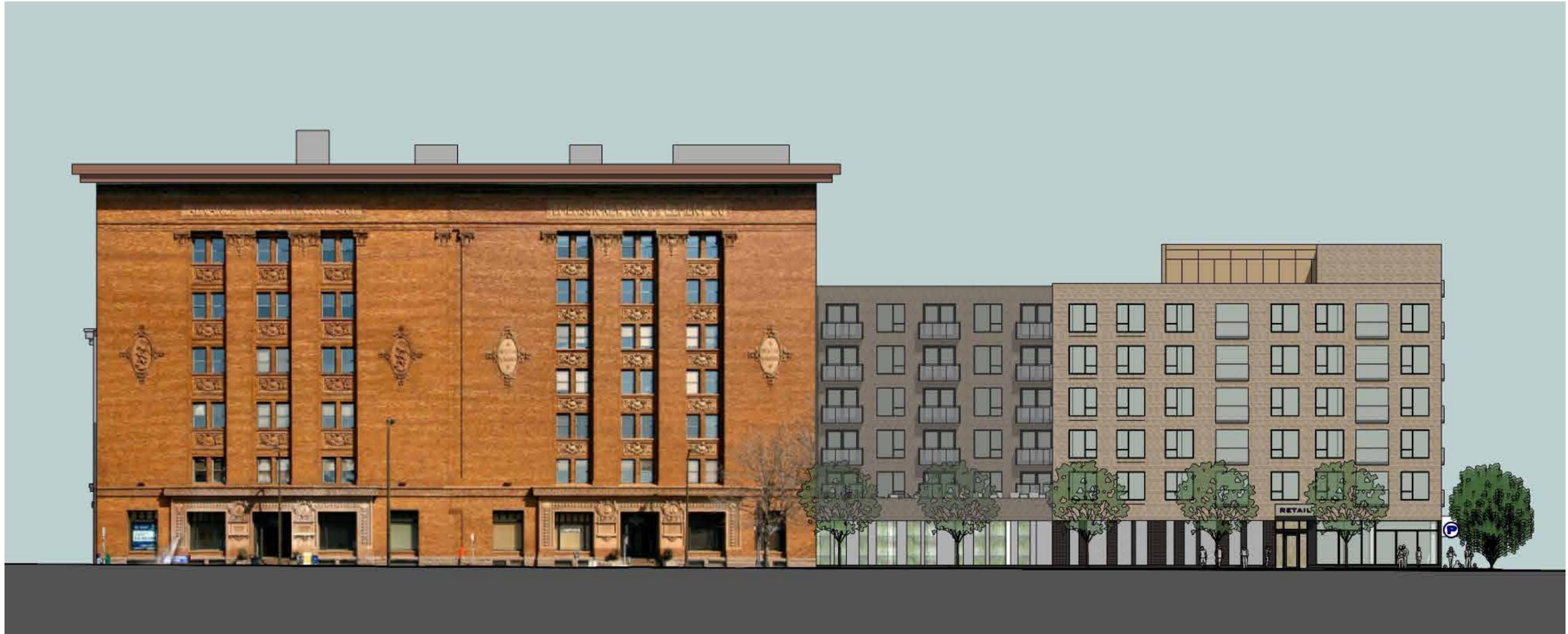


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CHICAGO AVENUE ELEVATION



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WASHINGTON & CHICAGO MIXED USE DEVELOPMENT
Minneapolis, MN

THIRD STREET ELEVATION

Zoning Analysis: 713 Washington Ave s & 724 3rd St S

Lot Size (713 Washington Ave S)	28,661
Lot Size (724 3rd St S)	14,123
Lot Size (Total)	42,784
Proposed GFA	184,859
Proposed FAR	4.32
Zoning District	B4N
Overlay District	Downtown Parking
Max FAR	none
Min FAR	2.0
Dwelling Units	181
Max Height	10 stories, 140' (increase allowed with Conditional Use Permit)
Proposed height	85'-0"

(Lot size may grow after replatting) 1 acre = 43,560

Parking Analysis of Entire Block						
Residential new construction	Proposed or GSF	DU	Base Zoning		Applied Zoning	
			Min	Max	Min	Max
Required Parking						
Parking (residential)	181		*	1.6	0	290
Parking (retail)	19,499		0	0.005	0	97
Parking total					0	387
Old Spaghetti Factory						
	Proposed or GSF	DU	Base Zoning		Applied Zoning	
			Min	Max	Min	Max
Required Parking						
Parking (restaurant)	15,162		0	0.005	0	76
Parking (office)	30,324		0	0.005	0	152
Parking total					0	227
Thresher Square						
	Proposed or GSF	DU	Base Zoning		Applied Zoning	
			Min	Max	Min	Max
Required Parking						
Parking (hotel guest room)	125		0	1	0	125
Parking (office)	50,000		0	0.005	0	250
Parking total					0	375
Total					0	990

Parking Provided	Stalls
Minus 2	125
Minus 1	150
Level 1	80
Total	355

Residential
Restaurant/office/hotel
Grocery