

419 WASHINGTON AVE N COMMITTEE OF THE WHOLE:
APPLICABLE DESIGN GUIDELINES FROM MINNEAPOLIS WAREHOUSE DISTRICT DESIGN GUIDELINES

GUIDELINES FOR INFRASTRUCTURE AND PUBLIC REALM

**THE WAREHOUSE DISTRICT STREET SYSTEM: COMMERCIAL STREETS, FREIGHT STREETS,
AND MIXED STREETS**

Requirement:

- 1.10. Streets and alleys shall not be interrupted by new structures or buildings that cut off views and access through the corridor.
- 1.12. On commercial streets, Street Design: The main aspects for consideration when improving a commercial street shall include provisions for amenities that further pedestrian activity and building access.
- 1.13. On commercial streets, Building Design: When rehabilitating or constructing a new building the primary building access and entryways shall be located on commercial streets.
- 1.14. On freight streets, Street Design: The main aspects to be considered when improving freight streets shall include the preservation of historic loading docks and canopies to reflect their service function and proper management of vehicular and service access to the property.
- 1.15. On freight streets, Building Design: When rehabilitating or constructing a new building the secondary building access, commercial, or industrial access shall be located on freight streets. The freight street shall serve as the primary service and vehicular access and internal property access.

Advisory:

- 1.20. On commercial and mixed streets, where possible, add street trees, street amenities, pedestrian lighting and other features that further pedestrian activity and building access.

DESIGN AND MATERIALS FOR THE PUBLIC REALM:

Requirement:

- 1.25. The visual corridors created by the public and private roadways, bridges, alleys, and former rail corridors or other infrastructure are significant and shall be preserved.

SKYWAYS:

Requirement:

- 1.41. Skyways over streets, alleys, rail spur lines or rail corridors or other areas that interrupt historic visual corridors shall not be allowed unless there is evidence from the period of significance of bridging or other connections over these features.

DESIGN GUIDELINES FOR NEW BUILDINGS ON INFILL SITES

STREET WALL - BUILDING PLACEMENT ON SITE:

Requirement:

- 3.1. The building shall be built to the property line adjacent to the public right-of-way (zero setback). A maximum setback of five feet is allowed for recessed entryways.

ACCESS POINTS - PEDESTRIAN INTERFACE:

Requirement:

- 3.7. Buildings shall be oriented such that principal facades and entrances face public streets.
- 3.8. Primary building entrances shall be located along commercial or mixed Streets.
- 3.9. Secondary building entrances shall be located along freight Streets

ACCESS POINTS -VEHICULAR INTERFACE & PARKING:

Requirement:

- 3.11. Vehicular access to a site shall be obtained using existing alleys.
- 3.12. New vehicular access to a site shall not be made from commercial or mixed streets.
- 3.13. Parking shall be located below grade or to the rear of the buildings.
- 3.14. Off-street parking shall not be located along a principal facade or between the building and the right-of-way.
- 3.15. Opportunities for shared parking and vehicular access shall be explored to the greatest extent possible.

Other Considerations:

- 3.16. New vehicular access from freight streets will be considered.

MASSING

Requirement:

- 3.20. Buildings shall have a singular rectangular shape and volume.
- 3.21. Building facades or portions of facades that are stepped back along street facing facades are not allowed.

SCALE

Requirement:

Twentieth Century Warehouse:

- 3.25. Height of buildings shall be between two (2) and ten (10) stories.
- 3.26. The first floor height shall be between 14 and 21 feet and upper story height between 10 and 14 feet.

RHYTHM:

Requirement:

- 3.28. Building facades shall display a defined base, top and middle portions, differentiated by variations in architectural treatment, materials or details. An appropriate façade composition of base, middle and top is:

Base: The portion from grade level to the top of the first floor or to the top of the second floor if the second floor is designed as a mezzanine

Top: The portion above the window of the upper most floor to the top of the parapet

Middle: The portion between the base and the top

- 3.29. Deeply modulated vertical or horizontal articulation shall not be allowed.
- 3.30. Fenestration shall be grouped into vertical bays.
- 3.31. Buildings shall have flat roofs.
- 3.32. Crenellated parapets, undulating roof lines, sloped (hip or gable) roofs are inappropriate and shall not be allowed.
- 3.33. Rooftop equipment, decks, or penthouse structures that project above the roof line including, antennas, or other service devices or equipment such as solar panels or wind turbines, shall be set back from the primary building facade(s) by one structural bay on all sides of the building. The equipment, decks, or penthouses shall not be visible from the right of way adjacent to the primary facade(s).

Advisory:

- 3.34. Simple facade articulation with a symmetrical arrangement of fenestration in recognizable groups is appropriate.
- 3.35. Flat roofs, with capped parapets and corbelled cornices are appropriate.

FENESTRATION - BUILDING ENVELOPE:

Requirement:

- 3.37. The total first floor street facing facade glazed fenestration shall range between 50% and 75% of first floor facade area.

- 3.38. The total facade fenestration shall range between 35% and 60% of total facade area.
- 3.39. Louvers or other openings in the facades for mechanical equipment such as fireplace, heating ventilation air condition (HVAC) and laundry vents are not appropriate and shall not be permitted on primary (street facing) facades.

FENESTRATION - WINDOWS:

Requirement:

- 3.41. Windows shall be compatible with the surrounding historic buildings in their alignment, type and proportion.
- 3.42. Window frames and mullions shall match the scale of the window opening and glazed area and be compatible with the color and materials of the facade.
- 3.43. Clear glass or non-reflective low emission glass or coatings shall be used.
- 3.44. Continuous horizontal or vertical bands of windows shall not be allowed.

Advisory:

- 3.45. Real single or double hung windows at regular intervals, and in a size and number that compliments the building are appropriate (see Fenestration- Building Envelope: guidelines 3.37 and 3.38)
- 3.46. The appropriate height to width proportion of individual windows is 4:1 to 3:1.
- 3.47. Twin windows or two windows separated by a minimum 4 inch wide mullion within a window opening are appropriate.
- 3.48. Commercial style divided light and contemporary interpretations of this style are appropriate.
- 3.49. Arched windows are appropriate.
- 3.50. Windows with details such as lintels and sills are appropriate and encouraged.
- 3.51. Windows are encouraged to be setback from the facade of the building.

FENESTRATION – ENTRYWAYS:

Requirement:

- 3.52. Entryways shall be in scale with the building
- 3.53. Entryways shall have a design that is rectilinear or arched in shape.
- 3.54. Doors and entryways shall be vertically proportioned.

MATERIALS:

Requirement:

- 3.69. Building facades that face a public street shall have one principal material, excluding door and window openings, and may have up to one additional material for trims and details. Permitted materials include, but are not limited to brick, stone, terracotta, painted metal, hardy board panels, poured concrete and precast concrete.
- 3.70. Vinyl, wood, and hardy board lap siding, stucco, EIFS, exposed metals and materials with shiny finishes shall not be allowed for facade materials.

Advisory:

- 3.71. Having one principal facade material and color on primary (street facing) facades and another material or color for secondary (non-street facing) facades is appropriate.
- 3.72. One color is appropriate per building facade and one secondary color is appropriate for accents, trims and details.
- 3.73. Painted (non-shiny metallic colors) metal, wood and glass are appropriate for windows, doors and entryways.
- 3.74. Base facade colors that match standard brick colors namely terracotta red, grey, brown and tan are appropriate.
- 3.75. Appropriate colors for building accents, trims and details are shades of native sandstone or limestone, tan, beige or grey.
- 3.76. Appropriate trim colors for door frames, window frames handrails and external metal features, are black, and dark tones of blue, red, brown, or green.

Other Considerations:

- 3.77. Glass curtain wall will be considered as a principal material.
- 3.78. Exposed metals will be considered as a principal material.