

PROPERTY ADDRESS

419 Washington Avenue North

FILE NUMBER

PLAN5099

Introduction- Project Information

Development Description

The proposed project is a 1-story rooftop addition to the Internet Exchange Building, located at 419 Washington Avenue N. The project will add 5,924 gsf of office space and 3,253 gsf of patio deck to the building while maintaining the character-defining features of the existing building intact. The main goal of the project is to add modern, open, light-filled spaces with extensive views of downtown Minneapolis without affecting the historic nature of the building.

The proposed materials are Corten steel siding and glazing with a limited amount of south-facing metal canopies. These materials will clearly differentiate between the existing historic building and the proposed addition, while keeping with the warehouse district's color palette. No changes will be made on the facades or important architectural details of the existing building.

Special consideration was paid to how the proposed addition fits with the existing structure and neighborhood. The rooftop addition is recessed from both Washington Avenue and the Cedar Lake Trail to avoid altering the existing facades. The proposed roof deck is located at the rear of the building and recessed 6' from the parapet to eliminate its visibility from the rail corridor. The rhythm of the openings on the addition match the size and location of the windows on Washington Avenue to visually tie the existing and proposed together.

Project Team

Owner

North Loop Partners LLC
510 N 1st Avenue #200
Minneapolis, MN 55403
612.332.8323

Architect

DJR Architecture, Inc.
333 N Washington Avenue #210
Minneapolis, MN 55401
612.676.2700

Site Information

Address (Official)

419 Washington Avenue N
Minneapolis, MN 55401

Area

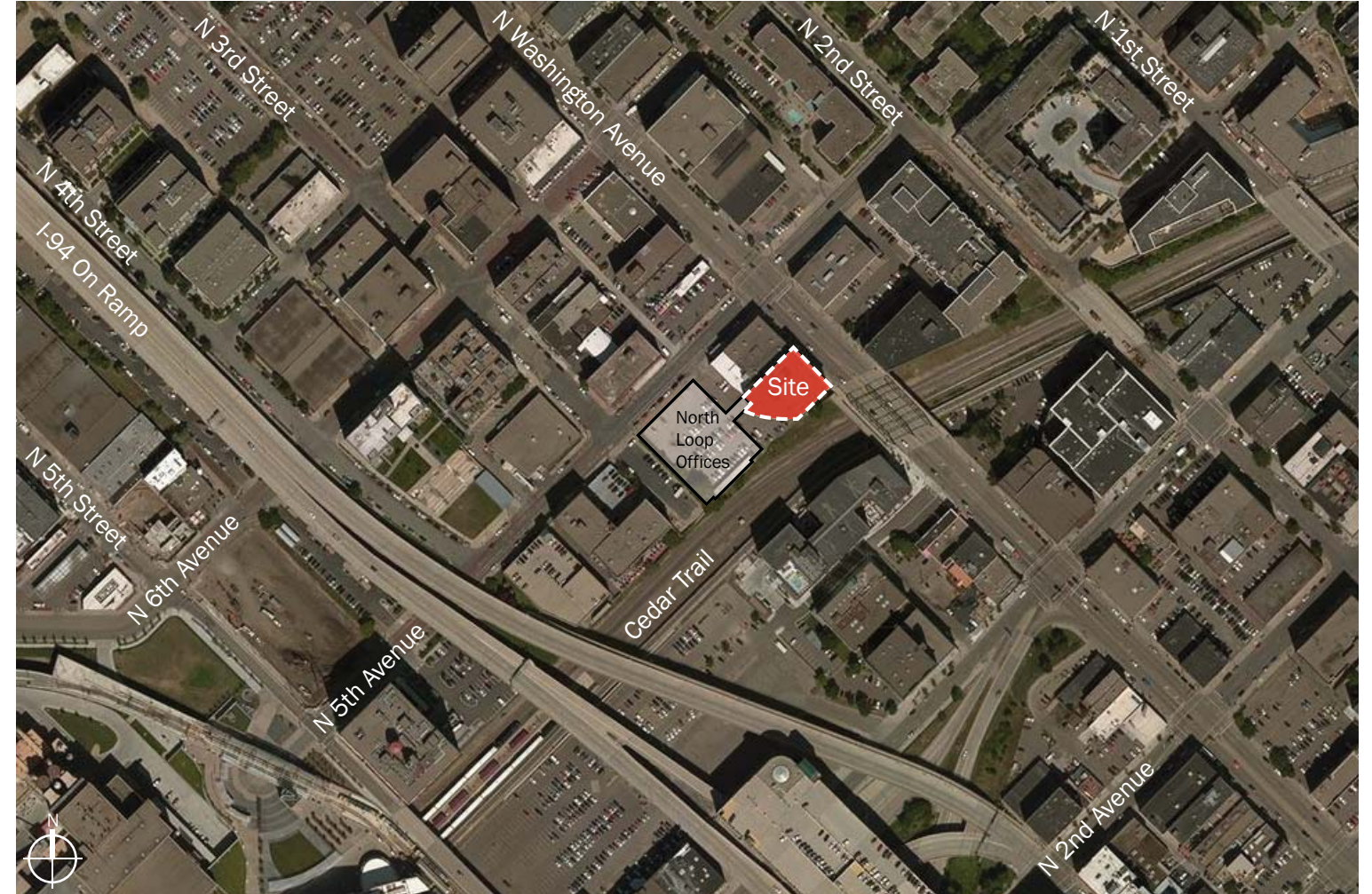
1.12 Acres (48,998 sqft)

Overlay Designation

Twentieth Century Warehouse

Legal Designation

Lots 5 thru 8 Incl also all lots 11 and 12 and that part of Lot 10 lying sely of fol desc line beg at a pt on nely line of said lot 10 dis



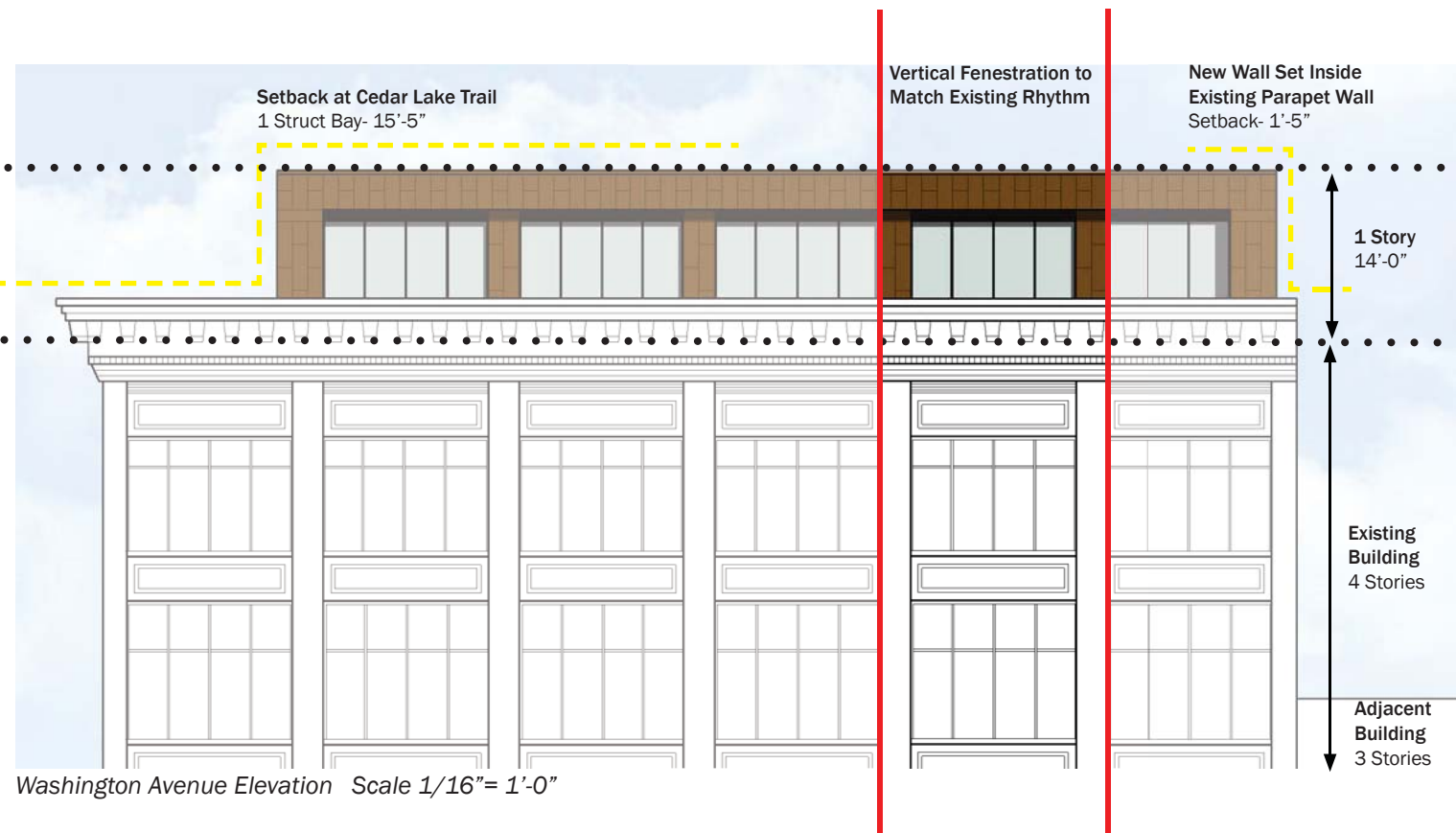
Site Location

Proposed Project- Design Guidelines

1. The alteration is compatible with the designation of the landmark or historic district, including the period and criteria of significance.

The Internet Exchange Building was completed in 1913 and is a contributing structure to the 19th Century Warehouse District in the North Loop neighborhood of Minneapolis. Throughout its life, this building has housed a wide variety of office tenants including Studebaker Brothers (a manufacturer who assembled horse-drawn buggies), Gamble-Skogmo (the headquarters for an international retail chain management company,) and May Brothers Grocers. The proposed addition will expand the available office space to continue the historic usage of the site.

The proposed project closely follows the recommendations outlined in the Minneapolis Warehouse Historic District Design Guidelines to control the impact on the historic building. The rooftop addition will include about 6,000 sf of office space, and a 3,250 sf roof deck, which will be located away from the character defining facades of the building. The addition is located one structural bay away from both the Washington Avenue elevation (16'-2") and the Cedar Lake Trail elevation (15'-5"). The glass railing of the deck is located 6'-0" away from the parapet. The facade on the Central Self Storage Building is recessed 2'-0" to avoid any alteration to the existing parapet. The proposed setbacks and the existing parapets will help shield the proposed addition from pedestrian view.



2. The alteration will ensure the continued integrity of the landmark or historic district.

The goal of the project is to expand the available office space with modern, open, and light-filled spaces, as well as offering the tenants additional amenities and great views of downtown Minneapolis. By improving the office experience with modern amenities, without altering the historic building, we can continue to guarantee the success of the building with its original intended use.

3. The alteration is consistent with the applicable design guidelines adopted by the commission.

-2.62 . The original building roofline including the cornice, parapet, and other elements shall be retained and not altered.

None of the parapets or rooflines will be altered by the rooftop addition

-2.63 Rooftop decks and equipment including HVAC, wind or solar power equipment that projects above the roofline shall be set back from the primary building elevation(s) one structural bay. They shall not be visible from the street.

Mechanical equipment will be located to provide minimal visual impact on the building. The railing on the roof deck will be located 6'-0" away from the existing parapet.

-2.64 The repair of roofs with modern roofing materials, such as rolled rubber or asphalt, is allowed and shall not be visible from the street.

Roofing material and roof deck material will not be visible from street.

- 2.68 A new rooftop addition shall be set back a minimum of one structural bay or 15 feet, whichever is greater, from all sides of the building. This setback does not constitute a standard right, but a baseline, additional setbacks may be required to meet the intent of the guidelines.

Roof addition has been setback one structural bay from Washington Avenue and the Cedar Lake Trail.

-2.69 The height of the rooftop addition shall be limited to one story and shall not exceed 14 feet in height measured from the structural roof deck of the existing building. The height includes stair and elevator penthouses and rooftop mechanical equipment proposed on top of the addition.

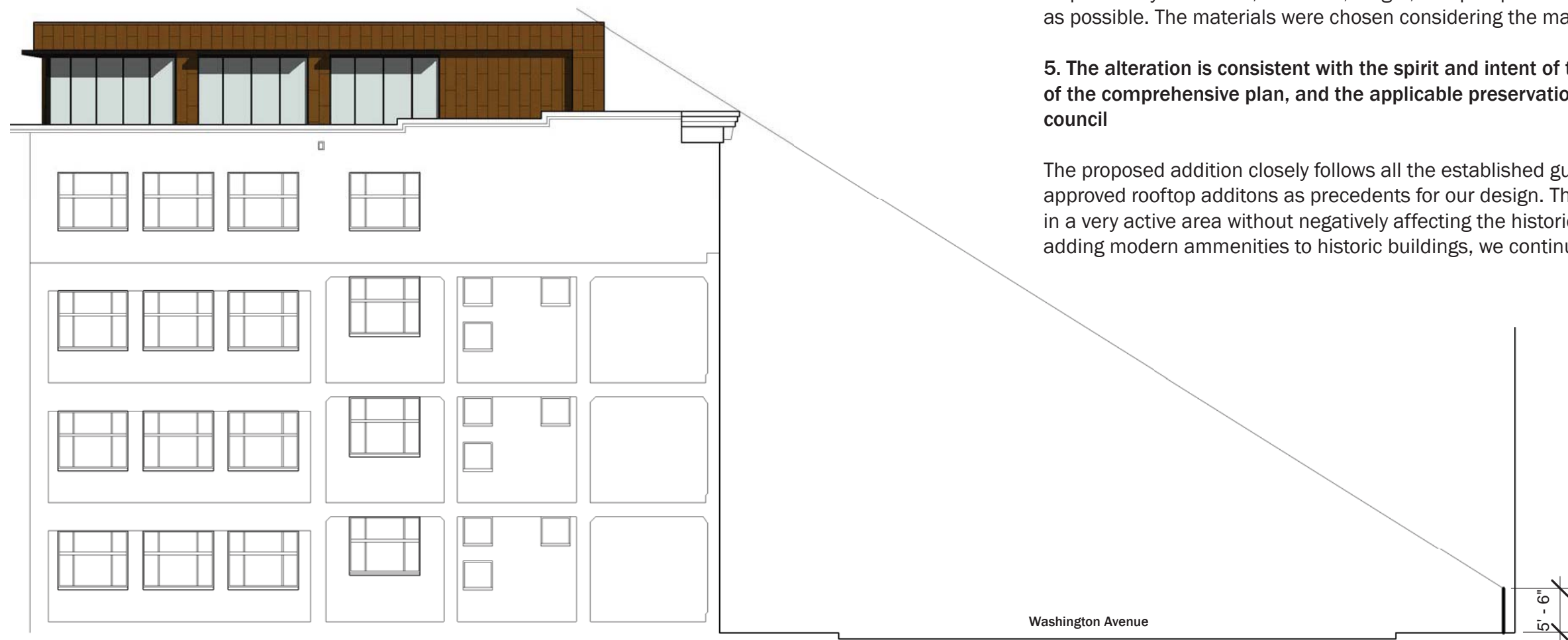
No building component will be located 14'-0" over the structural roof deck.

-2.70 The design of rooftop additions shall be clearly differentiated from the historic building in a way that does not detract from the character of the historic building or the district.

The proposed materials are clearly different from the existing finishes. However, the size and rhythm of the existing fenestration maintains a relationship to the existing structure. The proposed materials (weathering steel and glazing) are common in the warehouse historic district.

- 2.71 Roof top additions to contributing buildings are rarely appropriate. A rooftop addition will be considered if visibility and site line studies indicate that the addition is minimally visible from any public right-of-way.

Included with this application are sight line diagrams, and renderings showing minimal visual impact on the existing building



Sightline Diagram Scale 1/16"= 1'-0"

4. The alteration is consistent with the applicable recommendations contained in the Secretary of Interior's Standards for the Treatment of Historic Properties

Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.

Designing a compatible rooftop addition for a multi-story building, when required for a new use, that is set back at least one full bay from the primary and other highly-visible elevations and that is inconspicuous when viewed from surrounding streets.

Limiting a rooftop addition to one story in height to minimize its visibility and its impact on the historic character of the building.

As previously described, setbacks, height, and parapets are used to keep the proposed addition as unobtrusive as possible. The materials were chosen considering the materials currently present in the surrounding area.

5. The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies ins small area plans adopted by the city council

The proposed addition closely follows all the established guidelines. Additionally, we looked a previously approved rooftop additons as precedents for our design. The intent of this project is to offer better office options in a very active area without negatively affecting the historic nature of the building and the neighborhood. By adding modern ammenities to historic buildings, we continue to make this area appealing for office tenants.

Site Analysis- Nearby Rooftop Additions



Rooftop Additions & Historic Districts



1. 618 N Washington Avenue



2. 222 N 2nd St



3. 500 N 3rd St



4. 401 N 1st Avenue

Site Analysis- Vicinity Plan

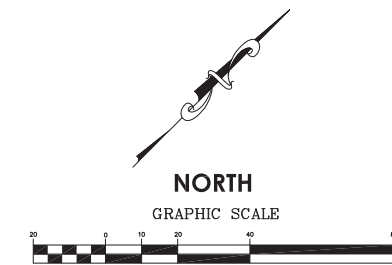
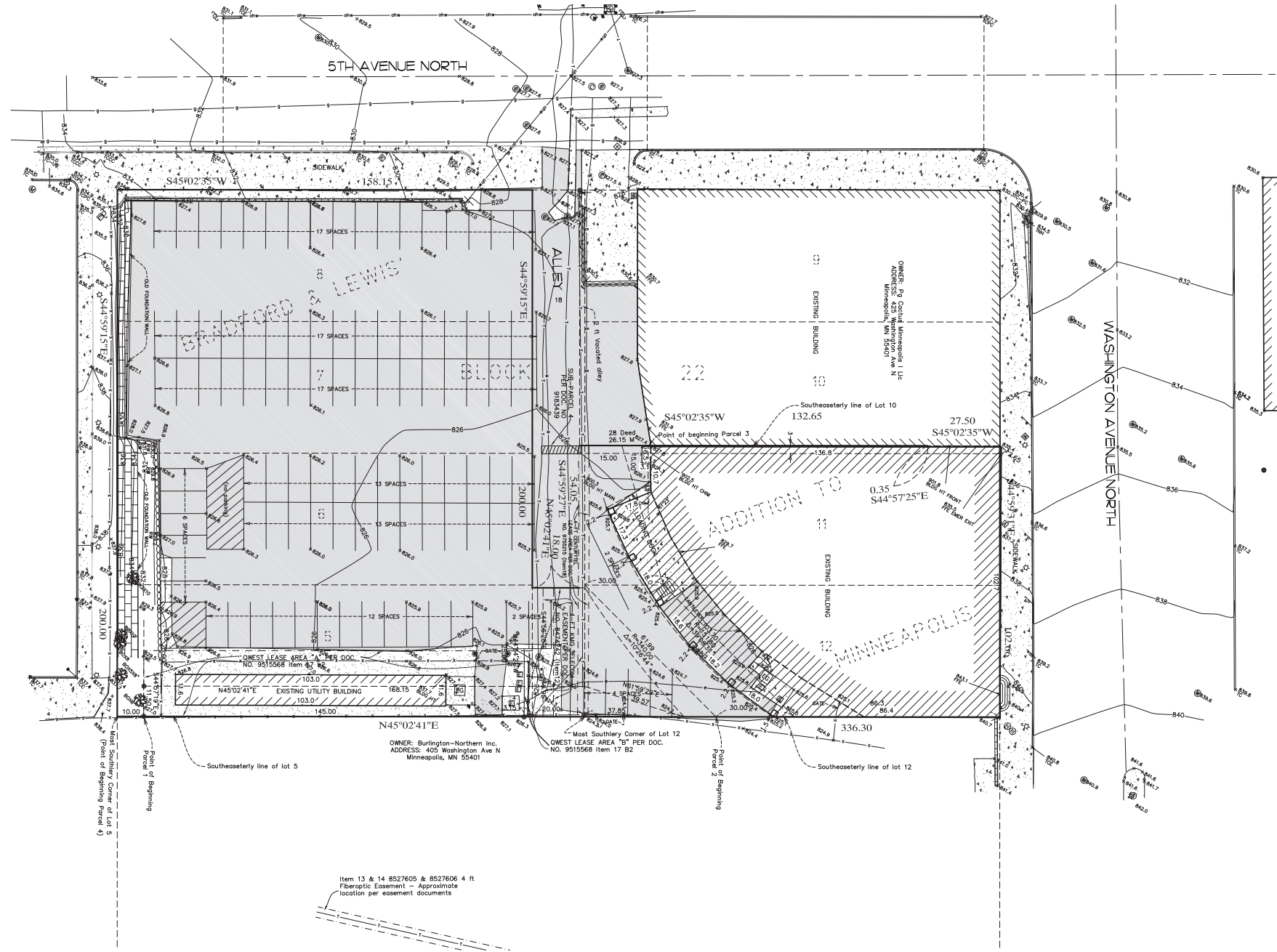


Vicinity Plan (350' outside site) Scale: 1:24



ALTA/ACSM LAND TITLE SURVEY ~for~ CPM DEVELOPMENT, LLC

PROPERTY ADDRESS: #419 Washington Ave N. Minneapolis, MN 55401 PID# 22-029-24-13-0149



- LEGEND**
- DENOTES IRON MONUMENT FOUND
 - DENOTES IRON MONUMENT SET
 - DENOTES DECIDUOUS TREE
 - ⊕ DENOTES SIGN
 - ⊕ DENOTES UTILITY POLE
 - ⊕ DENOTES FIBER/COMMUNICATIONS MANHOLE
 - ⊕ DENOTES BOLLARD
 - ⊕ DENOTES ELECTRIC HANDHOLE
 - ⊕ DENOTES ELECTRIC METER/TRANSFORMER
 - ⊕ DENOTES AUTO-SPRINKLER
 - ⊕ DENOTES GAS METER
 - ⊕ DENOTES PAY-PARKING KIOSK
 - ⊕ DENOTES ELECTRIC HANDHOLE
 - ⊕ DENOTES CATCH BASIN
 - ⊕ DENOTES ELECTRIC GENERATOR
 - ⊕ DENOTES STREET LIGHT
 - ⊕ DENOTES SANITARY SEWER MANHOLE
 - ⊕ DENOTES STORM SEWER MANHOLE
 - ⊕ DENOTES FIRE HYDRANT
 - ⊕ DENOTES MISCELLANEOUS MANHOLE
 - ⊕ DENOTES EXISTING CONTOUR
 - ⊕ DENOTES BOULDER/KEYSTONE RETAINING WALL
 - ⊕ DENOTES CONCRETE/BLOCK WALL
 - ⊕ DENOTES OVERHEAD WIRE
 - ⊕ DENOTES UNDERGROUND ELECTRIC
 - ⊕ DENOTES UNDERGROUND TELECOM/FIBER OPTIC
 - ⊕ DENOTES SANITARY SEWER
 - ⊕ DENOTES STORM SEWER
 - ⊕ DENOTES EXISTING METAL FENCE
 - ⊕ DENOTES EXISTING CHAIN LINK FENCE
 - ⊕ DENOTES CONCRETE
 - ⊕ DENOTES BITUMINOUS
 - ⊕ DENOTES GRAVEL
 - ⊕ DENOTES EXISTING ELEVATION
 - ⊕ DENOTES DECIDUOUS TREE

BENCHMARK
 BASIS FOR ELEVATION: NAVD 88 (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK)
 SITE BENCHMARK TOP NUT HYDRANT OF IN THE SOUTH QUAD OF 5TH AND WASHINGTON.
 BASIS FOR BEARINGS: NAD83 (1996) (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK).

SURVEYOR NOTE:
 Boundary Survey has been retraced by a Survey done by Bolton and Menk, Inc. Job No. TS98.0255.

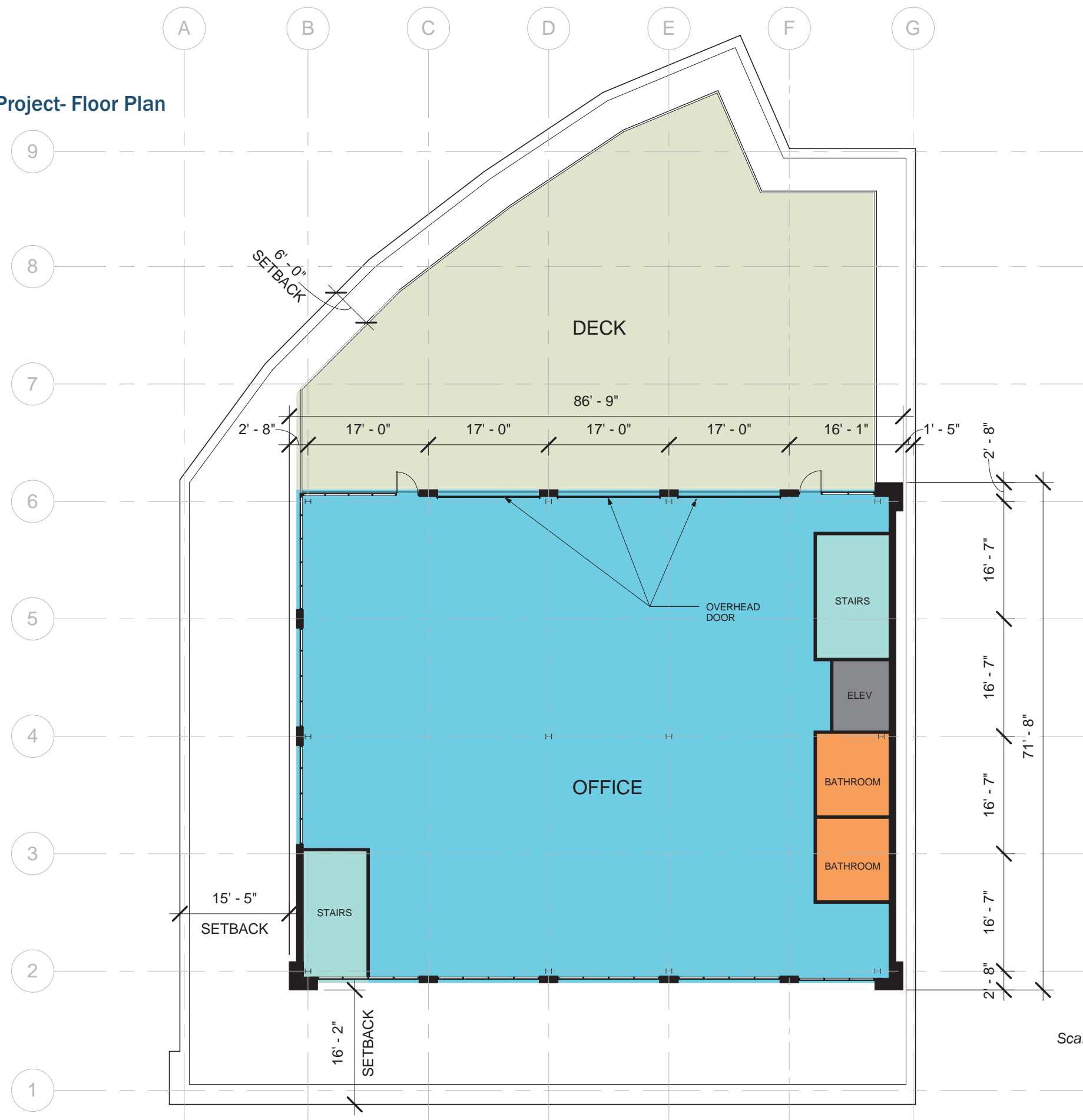


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JOB #15315

Proposed Project- Floor Plan



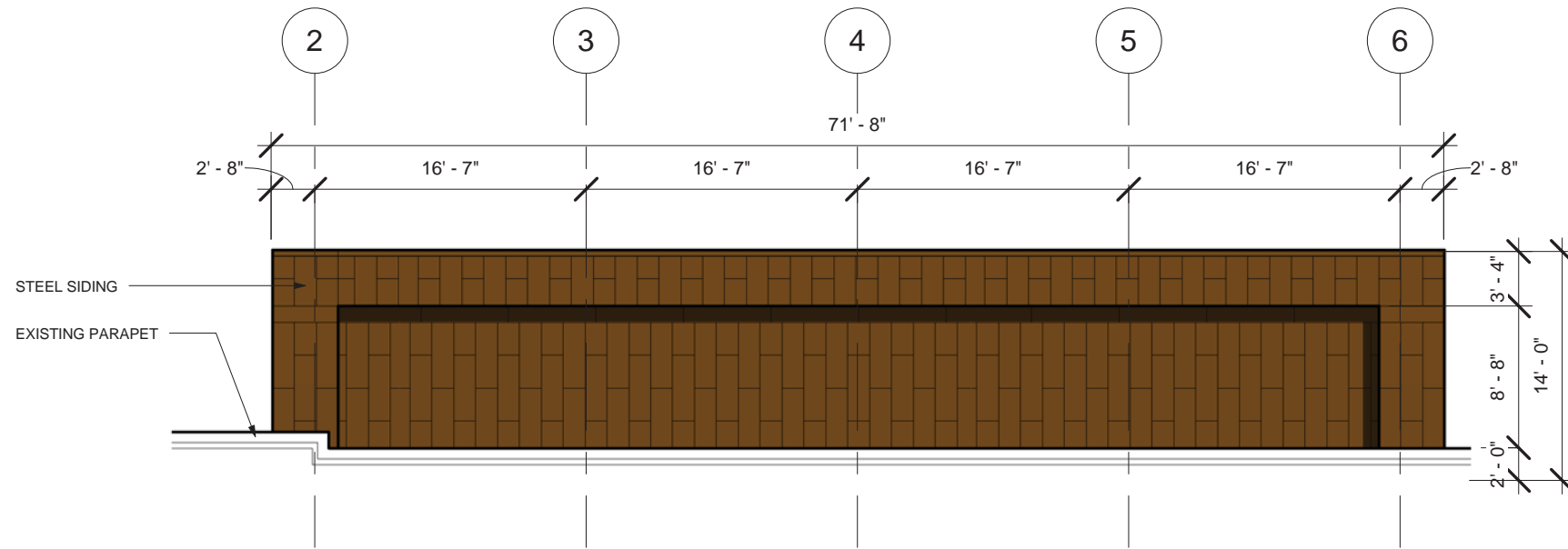
| Rooftop Addition (GSF) | |
|-------------------------|-----------|
| Office- | 5,924 GSF |
| Outdoor Deck - | 3,253 GSF |
| Total- 9,177 GSF | |

Key

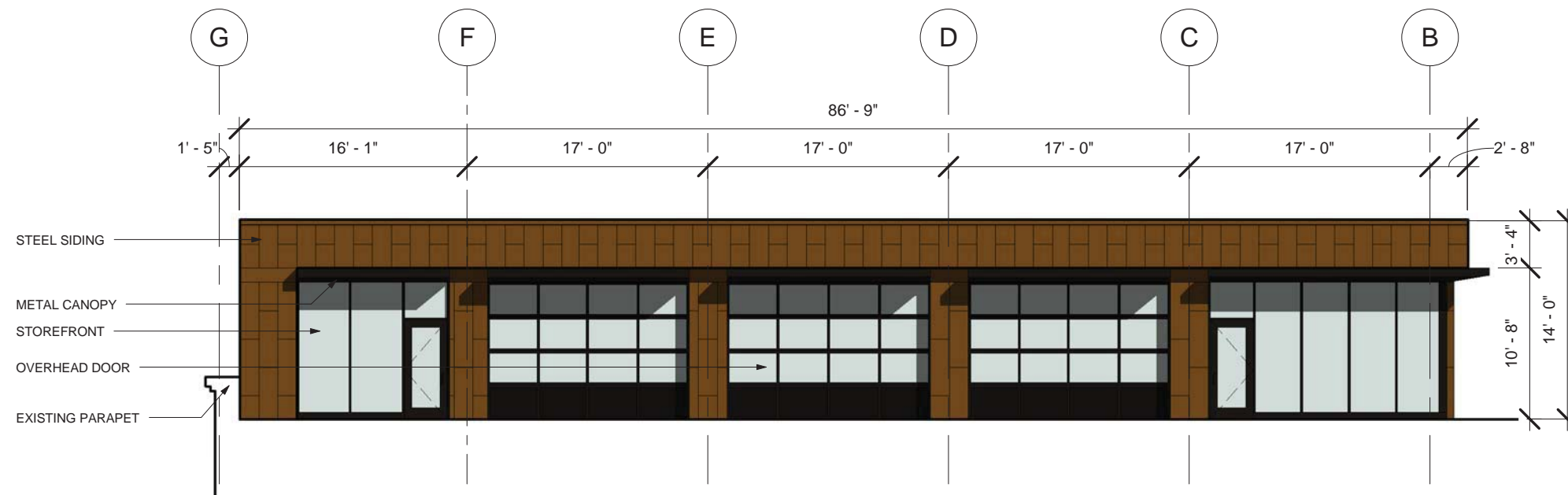
- Outdoor Deck
- Office
- Bathroom
- Stairs
- Elevator

Scale: 1/16" = 1'-0"

Proposed Project- Exterior Elevations



Central Self Storage Elevation (Northwest Elevation)

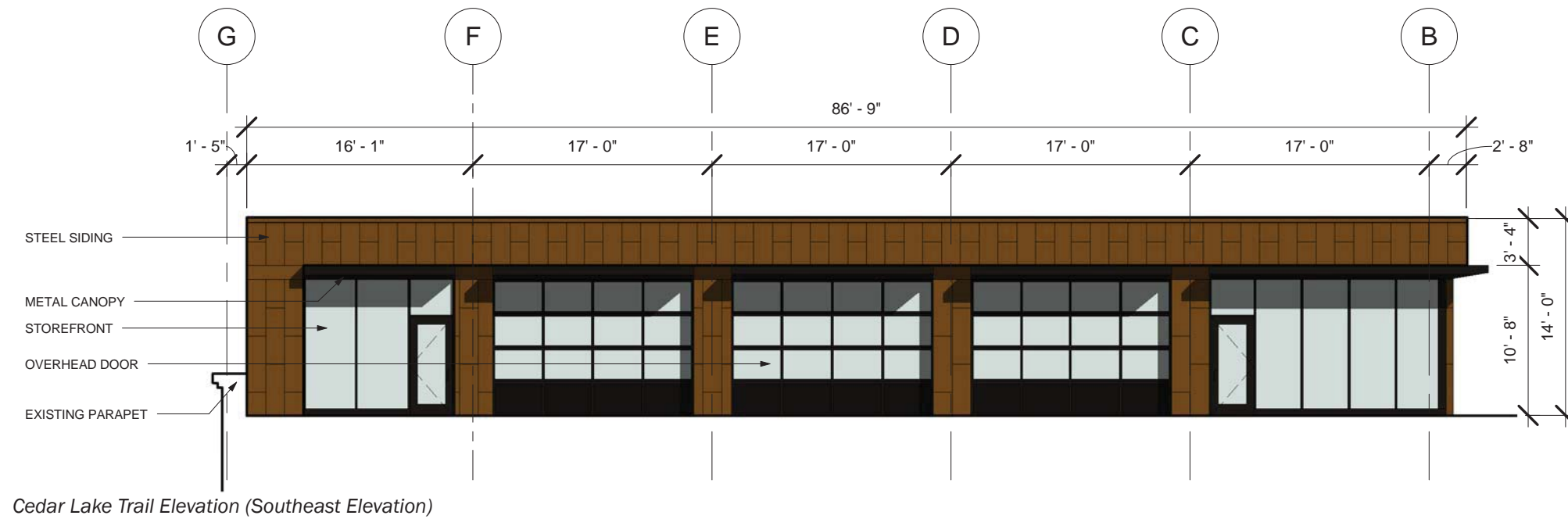
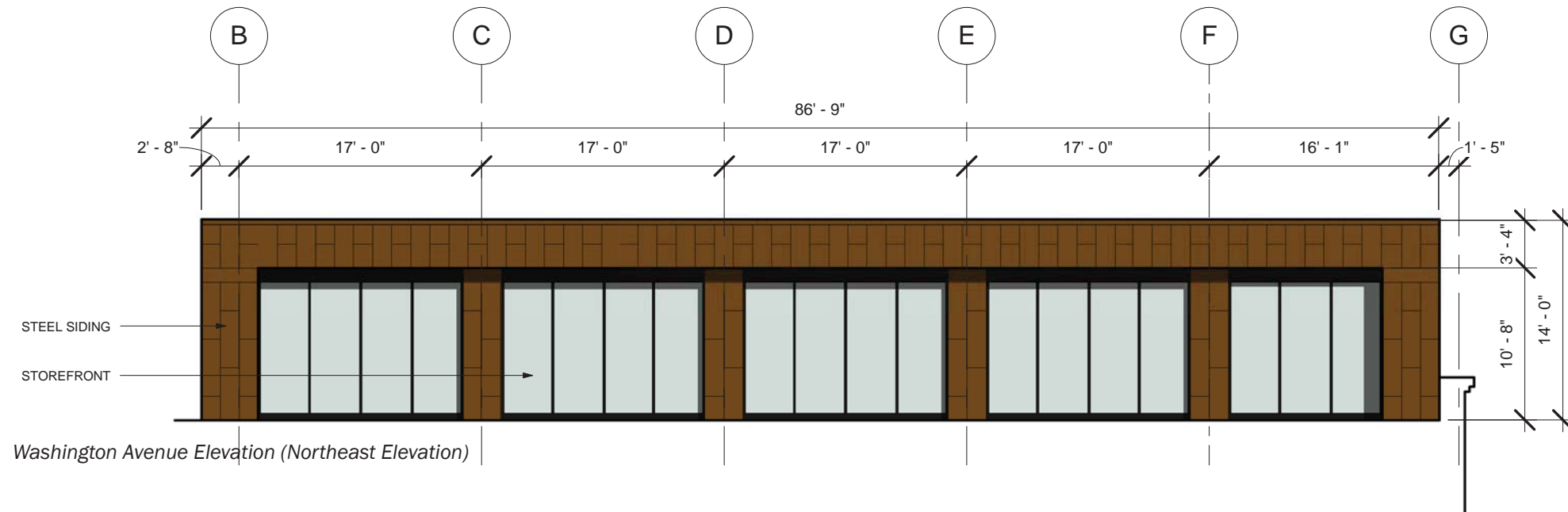


North Loop Offices Elevation (Southwest Elevation)

| Glazing Percentage | |
|----------------------|-----------------|
| Solid | 2,727 sf |
| Glass | 1,760 sf |
| Total | 4,487 sf |
| Total Glazing | 39.2 % |

Scale: 3/32" = 1'-0"

Proposed Project- Exterior Elevations



Scale: 3/32" = 1'-0"

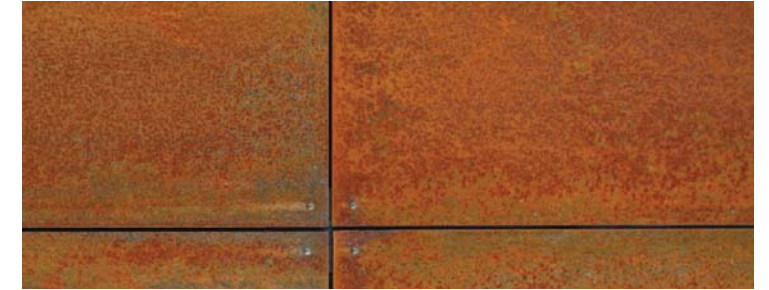
Proposed Project- Proposed Materials



Materials - Exterior Materials and Fixtures

STEEL SIDING- Weathering Steel

Vendor/Supplier: Corten
Use: Primary Exterior Material



STOREFRONT

Vendor/Supplier: Kawneer or Similar
Color: Black/ To Match Existing
Use: Storefront System



METAL CANOPY- Metal Panel

Vendor/ Supplier: Alucobond
Color: Focus Black
Use: Metal Canopy



DECK RAILING- Glass Railing

Vendor/ Supplier: Minnesota Vinyl & Aluminium
Color: Black
Use: Metal Canopy



OVERHEAD DOOR

Vendor/ Supplier: Overhead Doors
Color: Black
Use: Access to Rooftop Deck





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Proposed Project- Renderings



View from Washington Avenue & N 5th Ave

Proposed Project- Renderings



Aerial View from Downtown Minneapolis

Proposed Project- Renderings



Site Analysis- Site Condition



View from Washington Avenue



View from Cedar Lake Trail



View of N 5th St Elevation



Existing Interior Conditions



Existing Interior Conditions



Existing Interior Conditions



Existing Roof Condition



Parapet on Washington Avenue



Existing Roof Condition

August 23, 2017

Mr. Jacob Frey
President- North Loop Neighborhood Association

Re: Internet Exchange Building- Rooftop Addition
419 Washington Avenue North

Dear Mr. Frey,

I am writing to inform you that we will submit an application on behalf of North Loop Partners for Certificate of Appropriateness to the Heritage Preservation Commission (HPC) and to the Committee of the Whole (COW) for a rooftop addition to the Internet Exchange Building located at 419 Washington Avenue North in the Minneapolis Warehouse District.

The proposed project is a 1-story rooftop addition to the Internet Exchange Building. The project will add 5,924 GSF of office space, and 3,253 GSF of outdoor patio space. The proposed materials are Corten steel siding and storefront glazing with a limited amount of south-facing metal canopies. No variances are required for this project, and the Minneapolis Warehouse Historic District Design Guidelines have been closely followed. The main goal of the project is to add modern, open, light-filled spaces with extensive views of downtown Minneapolis without altering the historic nature of the existing building. Attached is the application for your review.

The contact person for the application is:

Sheldon Berg AIA, LEED AP
DJR Architecture
333 Washington Avenue North, Suite 210
Minneapolis, MN 55401
612.676.2719
sberg@djir-inc.com

The applicant is:

North Loop Partners, LLC
510 First Avenue N, #600
Minneapolis, MN 55403
612.332.8323
ned@swervo.com

Please let us know if you have any questions or would like any further information at this time.

Sincerely,

Sheldon Berg

August 23, 2017

Mr. Tim Bildsoe
President- North Loop Neighborhood Association

Re: Internet Exchange Building- Rooftop Addition
419 Washington Avenue North

Dear Mr. Bildsoe,

I am writing to inform you that we will submit an application on behalf of Swervo Development Corporation for Certificate of Appropriateness to the Heritage Preservation Commission (HPC) and to the Committee of the Whole (COW) for a rooftop addition to the Internet Exchange Building located at 419 Washington Avenue North in the Minneapolis Warehouse District.

The proposed project is a 1-story rooftop addition to the Internet Exchange Building. The project will add 5,924 GSF of office space, and 3,253 GSF of outdoor patio space. The proposed materials are Corten steel siding and storefront glazing with a limited amount of south-facing metal canopies. No variances are required for this project, and the Minneapolis Warehouse Historic District Design Guidelines have been closely followed. The main goal of the project is to add modern, open, light-filled spaces with extensive views of downtown Minneapolis without altering the historic nature of the existing building. Attached is the application for your review.

The contact person for the application is:

Sheldon Berg AIA, LEED AP
DJR Architecture
333 Washington Avenue North, Suite 210
Minneapolis, MN 55401
612.676.2719
sberg@djir-inc.com

The applicant is:

North Loop Partners, LLC
510 First Avenue N, #600
Minneapolis, MN 55403
612.332.8323
ned@swervo.com

Please let us know if you have any questions or would like any further information at this time.

Sincerely,

Sheldon Berg



October 27, 2017

North Loop Neighborhood Association
P.O. Box 580672
Minneapolis, MN 55458

Hilary Dvorak, Principal City Planner
250 South 4th Street #300
Minneapolis, MN 55415
Email: Hilary.Dvorak@minneapolismn.gov

Dear Ms. Dvorak:

RE: 419 Washington Avenue North

The North Loop Neighborhood Association (NLNA) was informed by email notice dated October 17th that an application has been filed for a Certificate of Appropriateness for the construction of a one-story addition on top of the existing building located at 419 Washington Avenue North in the Warehouse Historic District.

NLNA has several clarifications and concerns about this project:

- The existing building referred to in the application is the Internet Exchange Building located at 411 Washington Avenue North. Although the project address is 419 Washington Avenue North, the application is to add a story to the Internet Exchange Building.
- NLNA did approve the 419 Washington Avenue project, based on several presentations and discussions with DJR Architecture representatives of the developers, Swervo Development Corp and CPM Companies. However, at no time over the course of those meetings was this addition mentioned. In fact, the only reference to the existing building was regarding the proposed skyway between the new and existing buildings. This represents a substantive change to the project as proposed and approved by the NLNA Planning & Zoning Committee, and the board.
- Further, it is the position of the NLNA that a one-story addition to the Internet Exchange Building would be detrimental to the historic integrity of the building. The 2016 two-story addition to the Western Container Building (Arctic Cat) at 500 3rd North 3rd Street altered the historic character of the building, and that part of the neighborhood. We do not want to see a similar defacement to this lovely historically protected 1913 building.

For reference, below is a photo of the addition to the building at 500 North 3rd Street, also developed by Swervo Development Corp.

On behalf of the North Loop Neighborhood Association, we encourage the committee to decline to approve the application for a Certificate of Appropriateness for the construction of a one-story addition to the top of the Internet Exchange Building at 411 Washington Avenue North.

Please let me know if you have any follow-up questions.

Best regards,

Tim Bildsoe
North Loop Neighborhood Association President
tbildsoe@gmail.com
612.81.3599

