



Preliminary Plan - Subject to change



BROADWAY RIVERFRONT NODE (SUBAREA 3)

The subarea contains the gateway to West Broadway Avenue, one of the most prominent commercial corridors in North Minneapolis. It is also located close to Downtown, and has excellent freeway access due to close proximity to an interchange.

This area is guided for high density mixed use development, including commercial, industrial, and/or office. The area along the riverfront (east of the rail line) may be suitable for residential as well – the area west of this is not, because it is located within the adjacent Industrial-Employment District. This could be a potential office headquarters location, or similar use. This affirms guidance from the recent West Broadway Alive plan, completed for the West Broadway Avenue corridor.

Parks and trails in the area are already established, and new acquisition or park development is not anticipated.

Connections across the County-owned Broadway Bridge are challenging for non-vehicular users. This plan identifies a need to explore with Hennepin County potential opportunities for new or enhanced connections and river crossings along Broadway. There could be a potential gateway feature marking entrance to North Minneapolis. Improved neighborhood connections are needed along West Broadway Avenue, including improved sidewalks and pedestrian amenities.

Redevelopment will largely be incremental infill and rehabilitation of individual sites, driven primarily by the private market.



7. Reduce dust, noise, vibration, air pollution, and other negative impacts on surrounding uses through improved design, site management, buffering and screening, and other strategies.

ZONING

1. Zoning changes should be phased in over time, to reflect the opportunities and market support that emerges, while minimizing conflicts between uses and limiting the creation of extensive nonconformities.
2. Develop new or modified zoning district for business parks, to focus on high value office and industrial development, while minimizing lower value uses. Industrial uses should focus on light industrial, including green industry, rather than heavy industrial. District should also include hospitality, retail, and other uses that complement riverfront parks and trails. While the zoning district would be primarily employment focused, it would be designed to be compatible with live-work uses and similar concepts for residential within an industrial setting, perhaps through the application of the Industrial Living Overlay District (ILOD).



NORTH WASHINGTON EMPLOYMENT DISTRICT (SUBAREA 1)

1. Maintain this area as industrial employment district, with a focus on high intensity, job generating uses, particularly office and industrial.
2. Discourage residential development in this area, and provide adequate buffers between this area and any adjacent residential.
3. Encourage the redevelopment and rehabilitation of sites in this area to ensure they are higher value with a greater job density.

NORTH WASHINGTON EMPLOYMENT DISTRICT (SUBAREA 2)

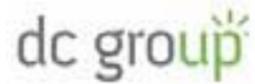
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BROADWAY RIVERFRONT NODE (SUBAREA 3)

1. Encourage development of this area with high density mixed use development, including commercial, light industrial, and/or office uses. Residential may be allowed along the riverfront.
2. Support the development of river-oriented commercial and retail uses, to build on the advantages of a riverfront location along a commercial corridor.

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SUBMITTED TO COMMITTEE OF THE WHOLE 11.04.2013

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DC Group provides Uninterruptible Power Supply (UPS) service and critical backup supply to clients throughout the United States and Canada. Having outgrown their current location at 1977 West River Road in north Minneapolis, they are proposing to nearly double the size of their existing headquarters. DC Group has operated from this location for 29 years and enjoys being a member of the Near North community.

The site is uniquely shaped and totals 57,049 square feet in area (1.31 acres). To make room for this expansion, a portion of the existing building will be demolished, and a two-level parking structure with 80 stalls will take its place. The existing building will be renovated, and a two-level office/warehouse addition will give DC Group a bold new presence along Broadway and West River Road.

The first level of the building will house all warehouse functions. The curb cut and loading zone will remain in existing locations, with most deliveries happening early in the day to avoid traffic conflicts. Workstations for warehouse engineers and laborers will be located near large windows along West River Road for visible activity from the street. Long-term bicycle storage and locker rooms will encourage transit alternatives for employees.

DC Group's office headquarters will occupy the second level of the building. It will feature two entries that connect to a central lobby from the sidewalk at West River Road and the second level of the parking structure. The office will consist primarily of open workstations, shared conference rooms, executive offices, and a large outdoor roof deck.



1977 W RIVER ROAD

W BROADWAY AVE

W RIVER ROAD N

N 2ND ST

MISSISSIPPI RIVER

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dc group

1977 WEST RIVER ROAD
MINNEAPOLIS, MN 55411



901 NORTH THIRD ST, SUITE 145
MINNEAPOLIS, MN 55401

612.455.3100

DATE 11/04/2013
PROJECT # 13-0016
PHASE CotW

SITE LOCATION



G100



VIEW FROM NORTHEAST

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VIEW FROM EAST

dc group

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EXISTING
CONDITIONS

G101



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VIEW FROM SOUTHEAST



VIEW FROM SOUTH, ROOF LEVEL, LOOKING NORTH



VIEW FROM WEST, ROOF LEVEL, LOOKING EAST

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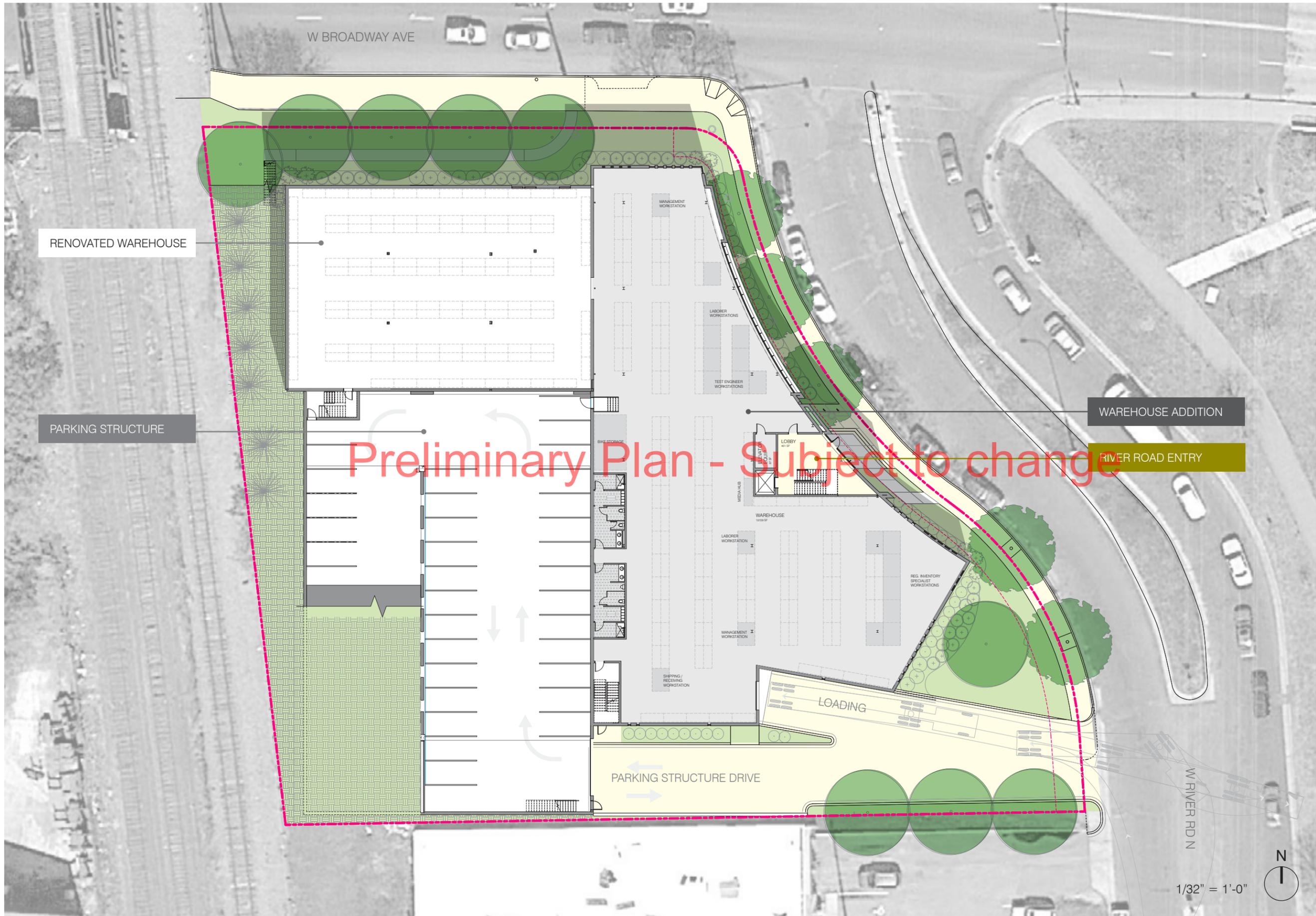
EXISTING
CONDITIONS











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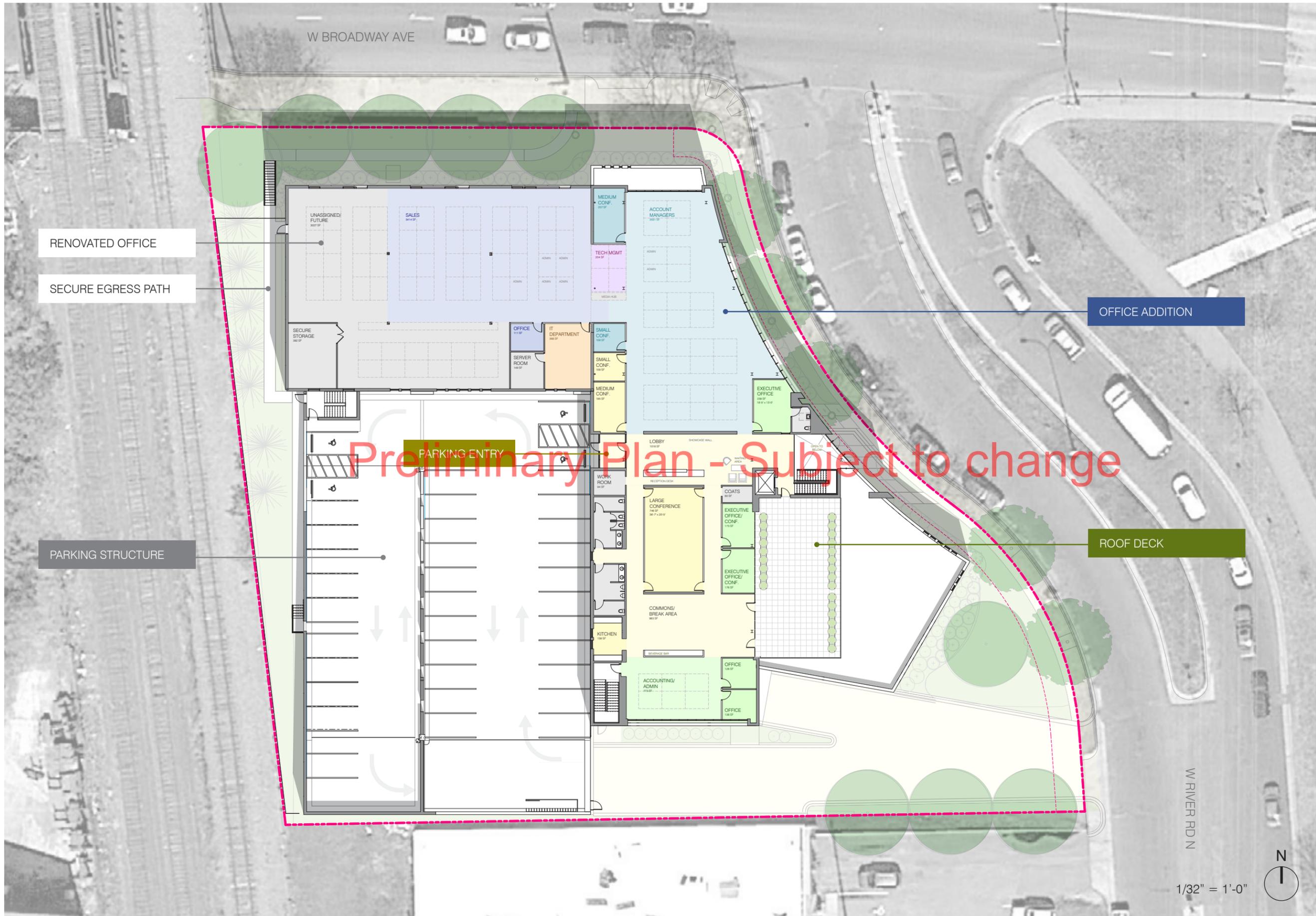
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LEVEL 1
WAREHOUSE

A101

1/32" = 1'-0"



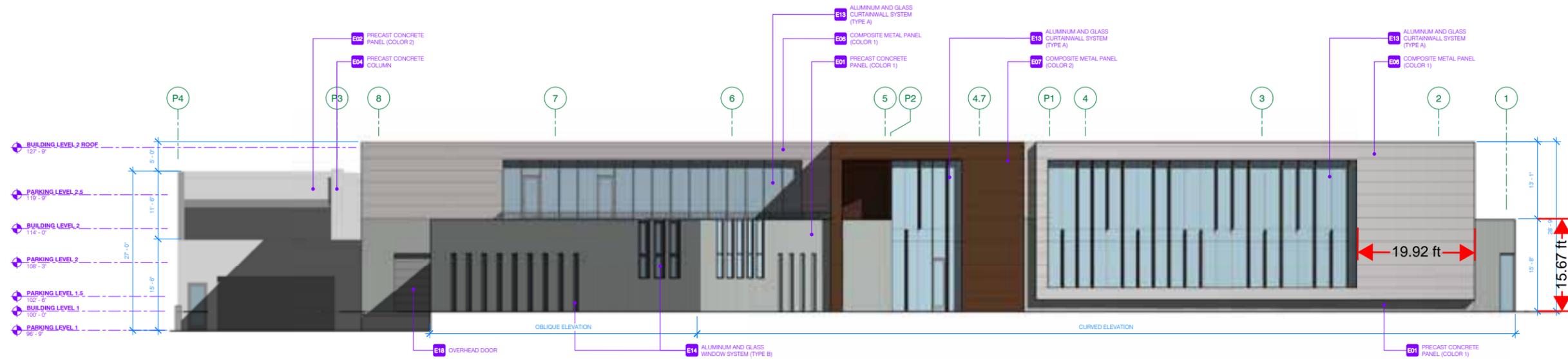


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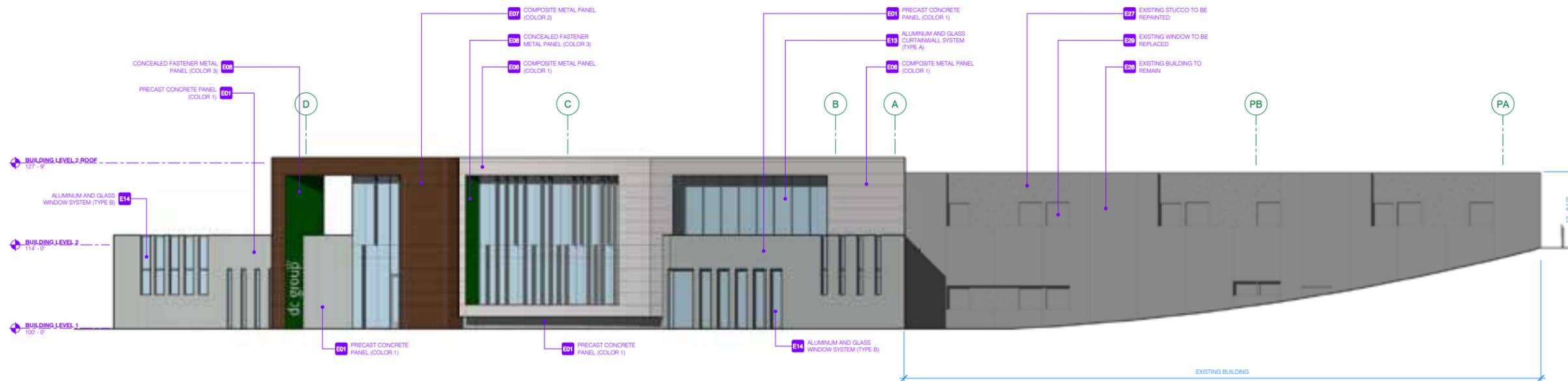
LEVEL 2
OFFICE

A102



EAST ELEVATION

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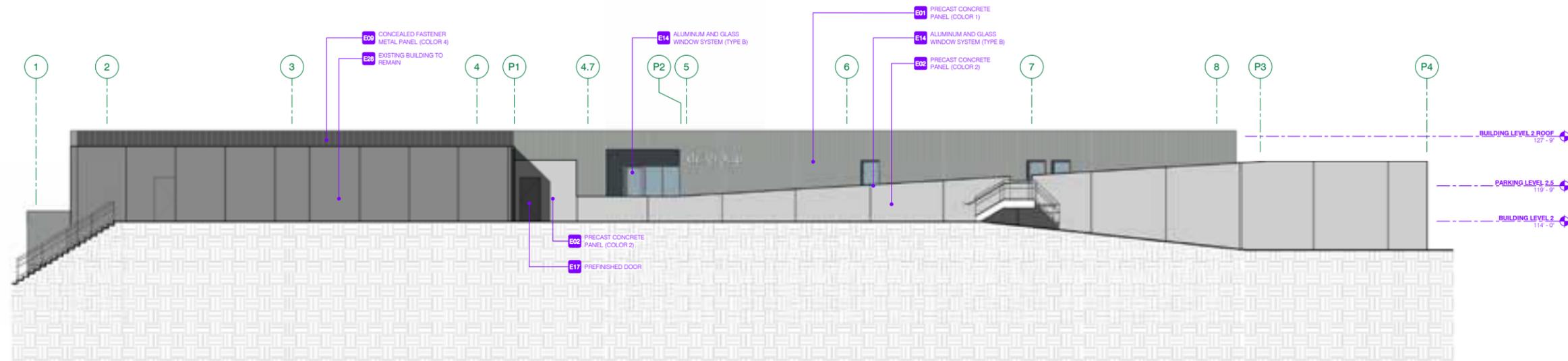


NORTH ELEVATION

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PHASE CotW

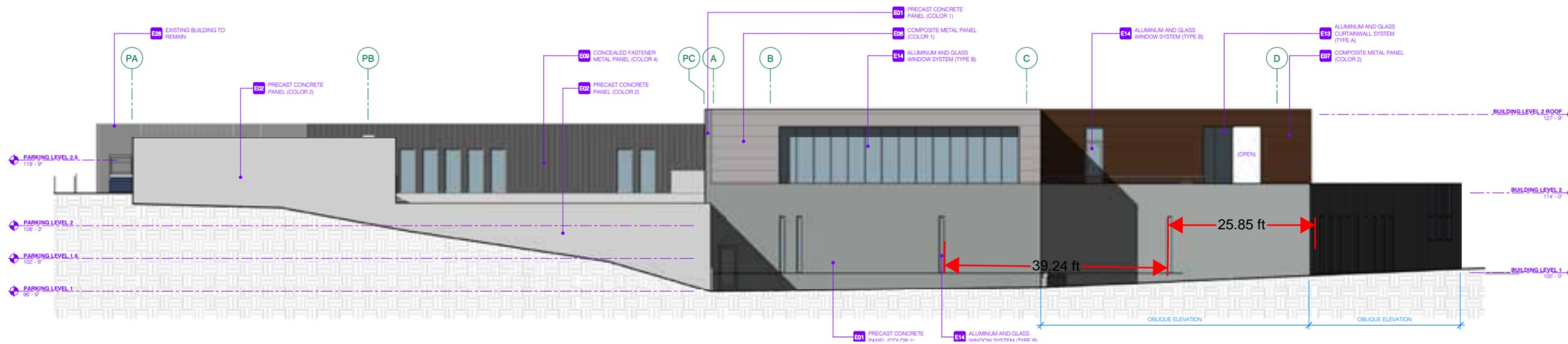
EXTERIOR
ELEVATIONS





WEST ELEVATION

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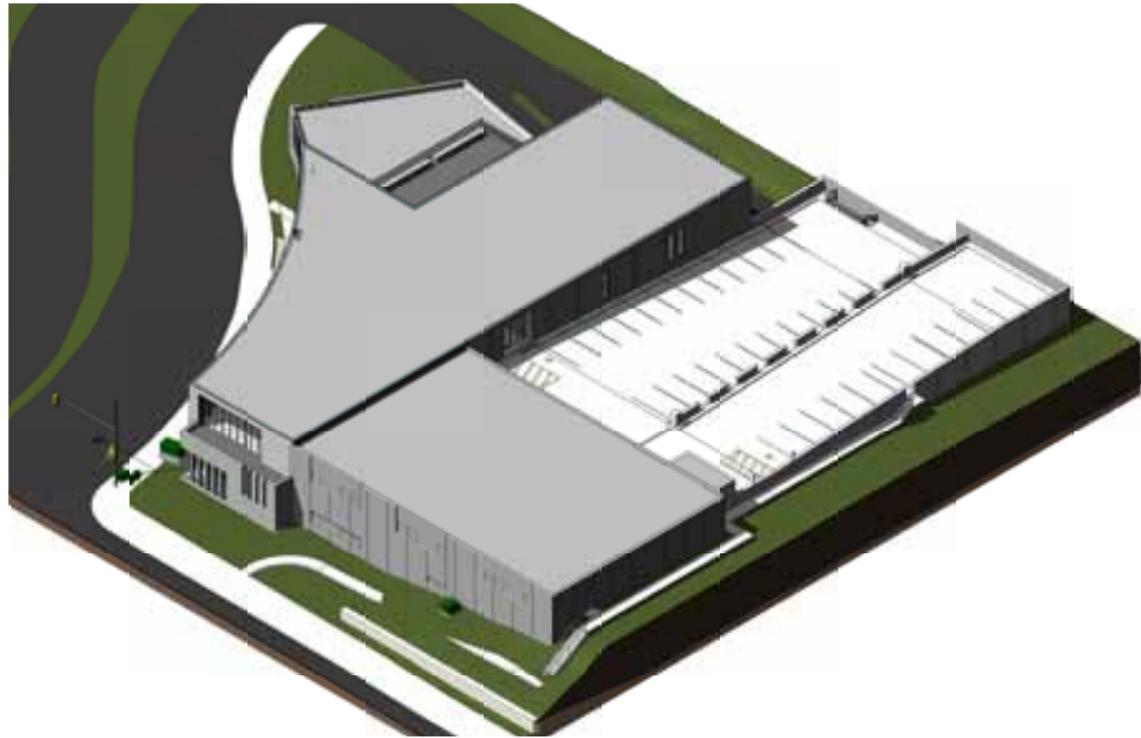


SOUTH ELEVATION

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PHASE CotW

EXTERIOR
ELEVATIONS





NORTHWEST AXONOMETRIC



NORTHEAST AXONOMETRIC

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SOUTHWEST AXONOMETRIC

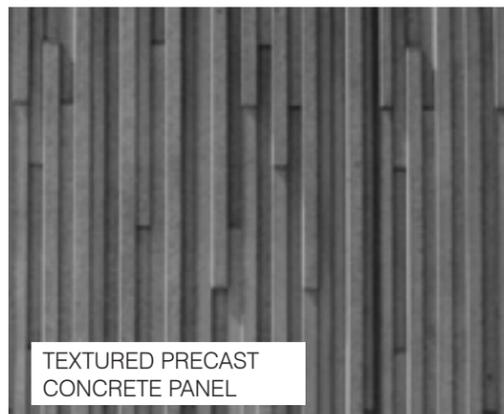


SOUTHEAST AXONOMETRIC

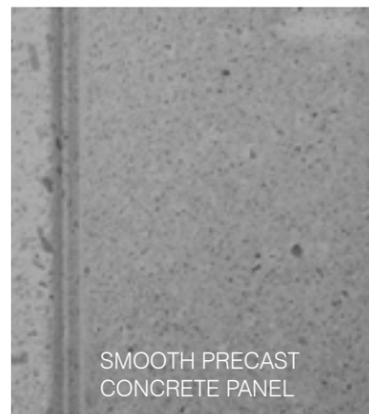


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PERSPECTIVE FROM NORTHEAST



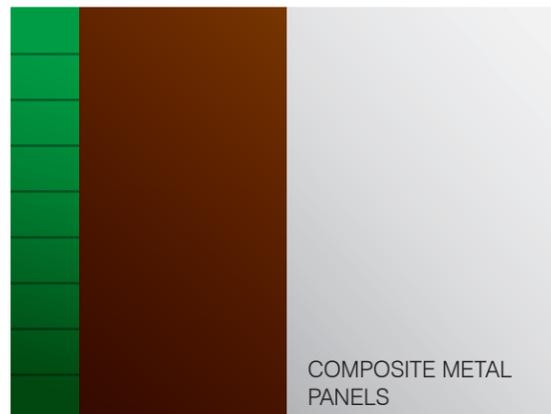
TEXTURED PRECAST
CONCRETE PANEL



SMOOTH PRECAST
CONCRETE PANEL



GLASS



COMPOSITE METAL
PANELS

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EXTERIOR
RENDERING



DC Group Development Summary 11/4/2013

Existing GSF

Warehouse	
Level 1 South Wing	10,395
Level 1 North Wing	3,836
Warehouse Subtotal	14,231
Office	
Level 1 North Wing	3,940
Level 2 North Wing	7,776
Office Subtotal	11,716
Total Existing	25,947

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Proposed Development	
Warehouse	
Level 1 Existing	7,702
Level 1 New	16,142
Warehouse Subtotal	23,844
Office	
Level 2 Existing	7,702
Level 2 New	11,701
Office Subtotal	19,403
Total Proposed	43,247
Parking Required	
Minimum Required with Pedestrian Oriented Overlay reduction (25%)	40
Maximum Required with Pedestrian Oriented Overlay reduction (25%)	165
Total Proposed	80

