



MEMORANDUM

TO: City Planning Commission & Heritage Preservation Commission, Committee of the Whole

FROM: [Becca Farrar-Hughes](#), Senior City Planner, (612) 673-3594

DATE: January 29, 2015

SUBJECT: Depot Renaissance Hotel Expansion - 300 Washington Ave S (225 S 3rd Ave)

The applicant proposes to construct a single-story addition (6th floor) on top of the existing Depot Renaissance Hotel as well as remove the existing waterpark to allow for an infill addition which results in 110 additional guest rooms, a fitness center, a concierge lounge and pool located on the property at 300 Washington Avenue South. No work is planned for the Milwaukee Road Depot building or Freight House, which is a locally (1979) and nationally (1978) designated Individual Landmark. A Certificate of Appropriateness is required in order to modify the property as proposed. Should the Certificate of Appropriateness be approved by the HPC, at a minimum site plan review would be required and reviewed by the City Planning Commission.

The property is nearly two full blocks bounded by 3rd Avenue South, 2nd Street South, 5th Avenue South and Washington Avenue South. The site is zoned C3A (Community Activity Center) District and is located in the DP (Downtown Parking) Overlay District and the DH (Downtown Height Overlay District). No expansion of the existing surface parking lot located at the interior of the site is proposed and given the location of the site within the DH Overlay District, which allows a maximum height of 8 stories or 112 feet, even with the proposed addition, the building would comply with the maximum allowable height.

Currently, the existing development consists of the Milwaukee Road Depot building, Freight House, and Renaissance and Residence Inn Hotels which total 202 hotel rooms and underground/surface parking areas that total 646 off-street parking stalls. The Renaissance and Residence Inn Hotels were built as new construction in 2001 and are linked to the landmark buildings located on the premises. Should the proposal be approved there would be a total of 312 hotel rooms and 642 off-street parking spaces. There is no minimum off-street parking requirement in this location.

The removal of the waterpark and proposed infill addition on the north elevation of the building facing 2nd Street South would be clad in masonry that matches the existing Renaissance hotel. The stone removed from the waterpark area would be reused to building the new pool and fitness center enclosure. The proposed 6th floor addition to the hotel on the north and west elevations of the building would utilize steel framing and insulated metal panel to match the bronze metal panel and trusses found on the historic portions of the building.

The applicant also proposes to add landscaping via planters to the interior surface parking area (that results in a reduction of 4 off-street parking spaces) as well as improve the pedestrian circulation adjacent to 5th Avenue South by narrowing the driveway and providing a crosswalk to connect the sidewalk as it crosses the driveway.

Renaissance Depot Expansion Project Narrative

January 19, 2015

Reason for Application

CSM Corporation requests approval for the addition of 110 guestrooms to the existing Depot Renaissance at 225 South 3rd Avenue in Minneapolis. The hotel is part of the Milwaukee Road Depot development at 300 Washington Ave. S.

Existing Project Description

The existing development contains the Milwaukee Road Depot building and shed along with the adjacent Renaissance and Residence Inn Hotels and parking areas. The Renaissance and Residence Inn Hotels were built as new construction in 2001 by CSM Corporation. The site does not fall within a historic district. The Depot building and shed were designed by Chicago Architect Charles Frost and built in 1897-1899. The Depot building and shed were designated as Historic Landmarks in 1979 and are part of the same development as the Renaissance and Residence Inn Hotels.

Proposed Project Description

The proposed project is a 110 guestroom addition to the existing Depot Renaissance building. No work is planned for the Milwaukee Road Depot building or shed, which are the historic landmarks in the development. The project includes removal of the existing waterpark to make way for additional guestrooms, a fitness center, a concierge lounge and pool. In addition, a new story will be added on top of the existing Renaissance guestrooms. The addition does not fall within a historic district or alter the historic landmarks; however, the proposed alteration to the hotel has been designed to complement the historic landmarks on the site. The masonry for the addition matches the masonry on the existing Renaissance hotel which closely matches the masonry on the historic Depot building. The stone removed from the waterpark area will be reused to build the new pool and fitness center enclosure. The 6th floor addition will utilize steel framing and insulated metal panel to match the bronze metal panel and Fink trusses found on the historic Depot building and shed. The alteration will not materially impair the significance or integrity of the adjacent landmarks as the addition is designed to complement the existing development. The new 6th story provides a distinctive terminus that is reminiscent of the cap atop the Depot building tower. We believe the new design strengthens the contextual relationship to the historic landmarks.

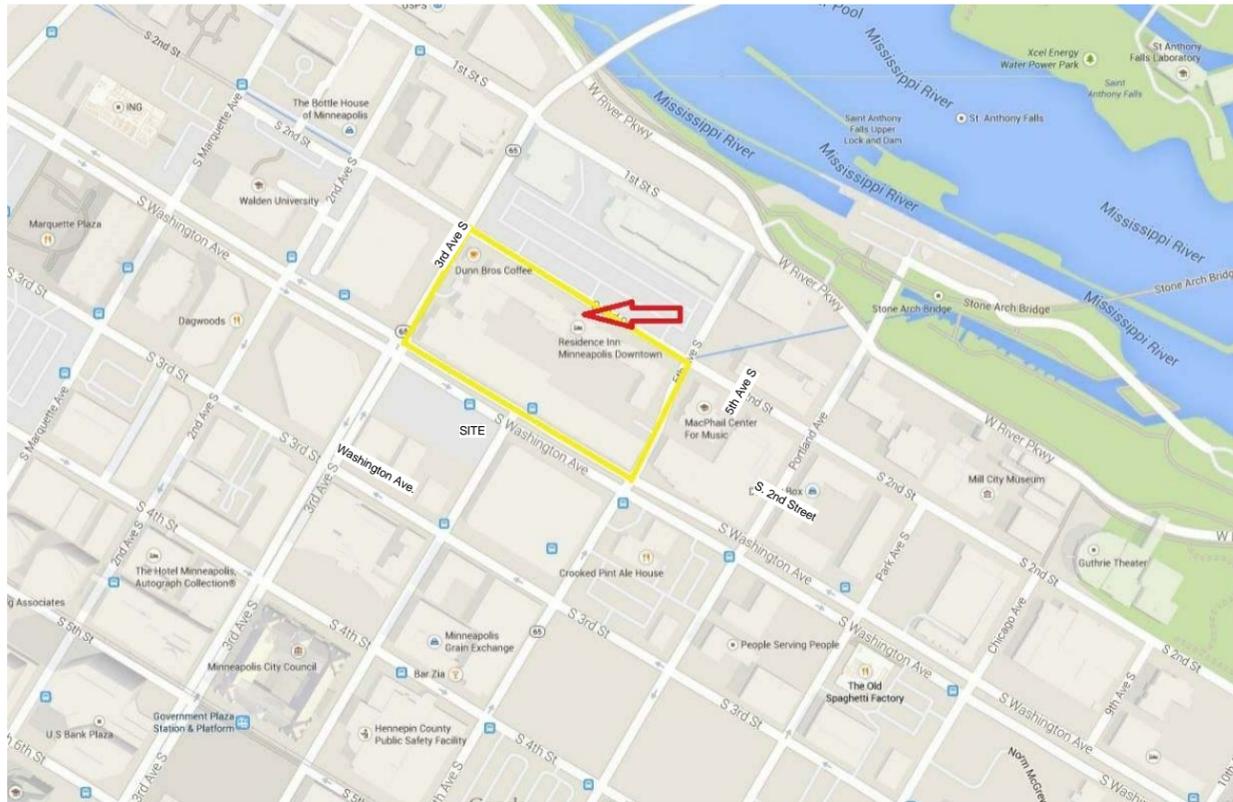
In addition to the building improvements, CSM proposes to add landscaping to break up the parking field adjacent to the hotels by adding planters above the underground parking area. The eastern entry to the development will also be modified to improve pedestrian circulation by narrowing the driveway and providing a crosswalk to connect the sidewalk as it crosses the driveway.

DEPOT RENAISSANCE HOTEL EXPANSION

225 3rd Avenue South, Minneapolis, MN 55401

JOINT HPC/CPC COW SUBMITTAL : JANUARY 29, 2015

Site Map



View of Existing Site



View of Proposed Renovation



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Project Team

Owner: CSM Corporation 500 South Washington Avenue Minneapolis, MN 55415 Ph: 612.395.7000	Contractor: Doran Construction Company, LLC 7803 Glenroy Road Bloomington, MN 55349 Ph: 612-288-2000
Architect: CSM Corporation 500 South Washington Avenue Minneapolis, MN 55415 Ph: 612.395.7000	Civil: Alliant Engineering, Inc. 233 Park Avenue Minneapolis, MN 55415 Ph: 612.758.3080

Design Narrative

Existing Project Description
The existing development contains the Milwaukee Road Depot building and shed along with the adjacent Renaissance and Residence Inn Hotels and parking areas. The Renaissance and Residence Inn Hotels were built as new construction in 2001 by CSM Corporation. The site does not fall within a historic district. The Depot building and shed were designed by Chicago Architect Charles Frost and built in 1897-1899. The Depot building and shed were designated as Historic Landmarks in 1979 and are part of the same development as the Renaissance and Residence Inn Hotels.

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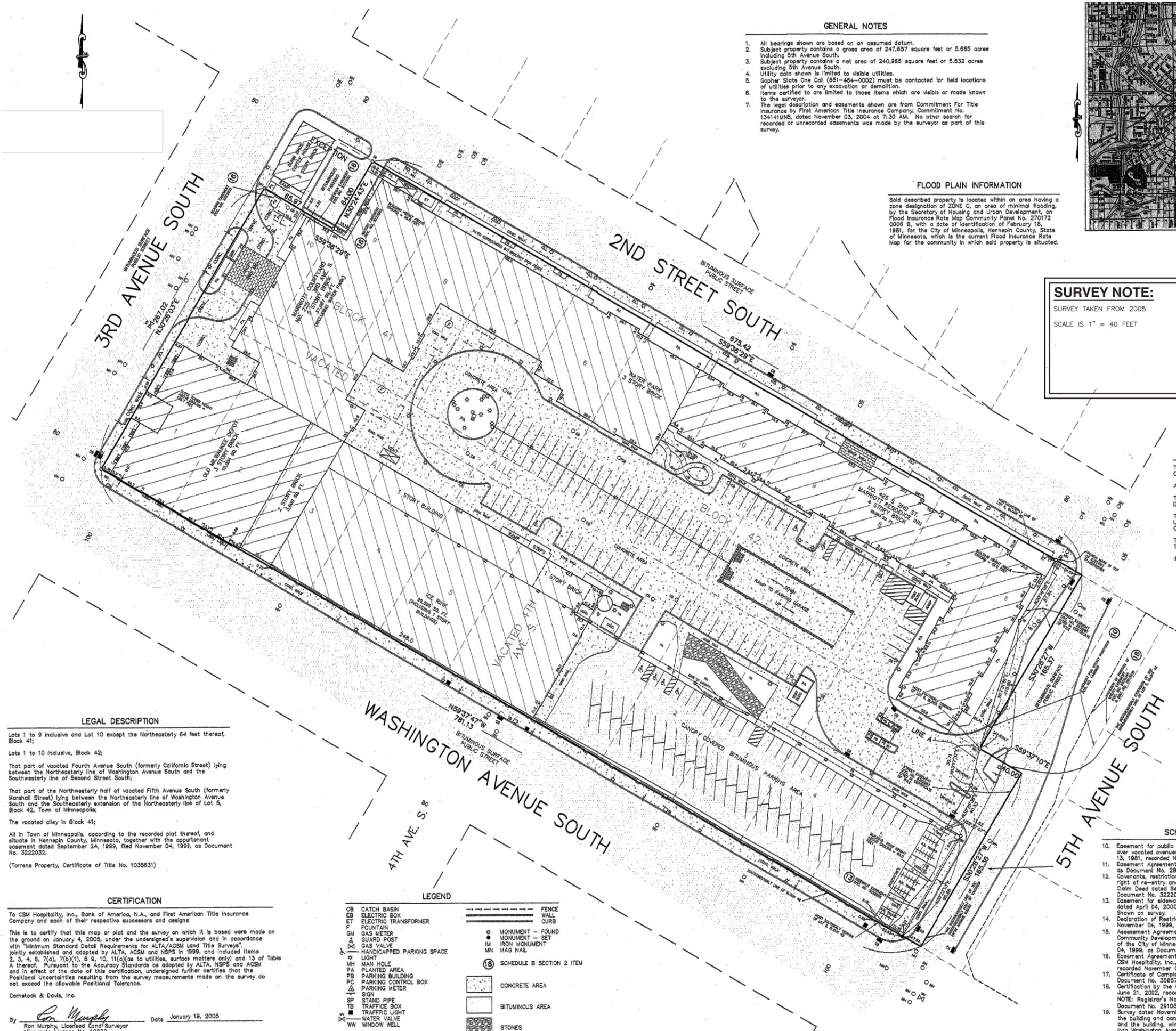
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Area Calculations

Building Area for Complete Development:
- Residence Inn = 91,600 sf
- Renaissance = 177,949 sf
- Depot Building = 47,726 sf
- Shed/Rink = 37,764 sf
- Misc. = 3,540 sf
- Parking = 169,711
- Total Building sf = 528,290 sf
- Site Area = 240,873 sf
- FAR = 2.2



Drawing name: X:\2014\140150\plan sheets\140150-econdwg Jan 20, 2015 - 10:08am



GENERAL NOTES

- All bearings shown are based on an assumed datum.
- Subject property contains a gross area of 247,657 square feet or 5.685 acres including 5th Avenue South.
- Subject property contains a net area of 240,965 square feet or 5.532 acres excluding 5th Avenue South.
- Utility data shown is limited to visible utilities.
- Gopher State One Call (851-484-0022) must be contacted for field locations of utilities prior to any excavation or demolition.
- Items certified to are limited to those items which are visible or made known to the surveyor.
- The legal description and easements shown are from Commitment For Title Insurance by First American Title Insurance Company, Commitment No. 134141MNB, dated November 03, 2004 at 7:30 AM. No other search for recorded or unrecorded easements was made by the surveyor as part of this survey.

FLOOD PLAIN INFORMATION

Sold described property is located within an area having a zone designation of ZONE C, an area of minimal flooding, by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map Community Panel No. 270172 0008 B, with a date of identification of February 18, 1981, for the City of Minneapolis, Hennepin County, State of Minnesota, which is the current Flood Insurance Rate Map for the community in which said property is situated.



VICINITY MAP
NOT TO SCALE

SURVEY NOTE:

SURVEY TAKEN FROM 2005
SCALE IS 1" = 40 FEET

PARKING RECAP

GROUND LEVEL
174 REGULAR SPACES
7 HANDICAPPED SPACES
P-1 UNDERGROUND LEVEL
216 REGULAR SPACES
10 HANDICAPPED SPACES
2 MOTORCYCLE SPACES
P-2 UNDERGROUND LEVEL
234 REGULAR SPACES
11 HANDICAPPED SPACES
3 MOTORCYCLE SPACES
TOTAL SPACES
618 REGULAR SPACES
28 HANDICAPPED SPACES
5 MOTORCYCLE SPACES

ZONING RECAP

THE PROPERTY IS ZONED C3A - COMMUNITY ACTIVITY CENTER DISTRICT.
ALL MINIMUM SETBACKS ARE 0 FEET.
THE PROPERTY HAS A DOWNTOWN PARKING OVERLAY DISTRICT AND A DOWNTOWN HEIGHT OVERLAY DISTRICT.
THE PARKING OVERLAY JUST LIMITS THE PARKING TO THAT USED FOR THE SITE. NO COMMERCIAL PARKING FOR OUTSIDERS.
THE BUILDINGS CONFORM TO THE HEIGHT RESTRICTIONS. THE SMOKESTACK IS GRANDFATHERED IN.
INFORMATION FROM MINNEAPOLIS ZONING DEPARTMENT.

ENCROACHMENT NOTE

The building, window wells and concrete footings for the canopy for the original Milwaukee Railroad Terminal building and canopy encroach onto 3rd Avenue South and Washington Avenue South as shown.
There are no encroachments for the recently constructed buildings.

SCHEDULE B SECTION 2 ITEMS

- Easement for public utility purposes in favor of the City of Minneapolis over vacated avenues as contained in Document No. 1448909, dated November 13, 1981, recorded November 25, 1981. Shown on survey.
- Easement Agreement dated September 23, 1997, recorded October 23, 1997, as Document No. 285398B. Not specifically located.
- Covenants, restrictions, reservations and conditions subsequent, including a right of re-entry and forfeiture of title upon default, as contained in Quit Claim Deed dated September 18, 1999, recorded November 04, 1999, as Document No. 3222029. Not a survey item.
- Easement for sidewalk purposes over part of vacated Fifth Avenue South dated April 04, 2000, recorded November 13, 2000, as Document No. 333228B. Shown on survey.
- Declaration of Restrictive Covenants dated September 18, 1999, recorded November 04, 1999, as Document No. 3222031. Not a survey item.
- Assessment Agreement & Assessor's Certification by and among Minneapolis Community Development Agency and CSM Hospitality, Inc. and City Assessor of the City of Minneapolis, dated September 18, 1999, recorded November 04, 1999, as Document No. 3222035. Not a survey item.
- Easement Agreement between MII Place, Inc., a Minnesota corporation, and CSM Hospitality, Inc., a Minnesota corporation, dated September 24, 1999, recorded November 04, 1999, as Document No. 3222032. Shown on survey.
- Certificate of Completion dated May 20, 2002, recorded June 27, 2002, as Document No. 358573B. Not a survey item.
- Certification by the City of Minneapolis of Resolution 2002R-233, adopted June 21, 2002, recorded July 17, 2002, as Document No. 357599E.
NOTE: Registrar's Notice of Correction recorded October 09, 2002, as Document No. 291053B, adding "2002R-233" to Resolution. Shown on survey.
- Survey dated November 19, 1998 by Comstock & Davis, Inc. indicated that the building and canopy on the premises encroach into 3rd Avenue South and the building, window wells and concrete columns of the canopy encroach into Washington Avenue South.

LEGAL DESCRIPTION

Lots 1 to 9 inclusive and Lot 10 except the Northeastly 64 feet thereof, Block 41;
Lots 1 to 10 inclusive, Block 42;
That part of vacated Fourth Avenue South (formerly California Street) lying between the Northeastly line of Washington Avenue South and the Southwestly line of Second Street South;
That part of the Northwestly half of vacated Fifth Avenue South (formerly Marshall Street) lying between the Northeastly line of Washington Avenue South and the Southeastly extension of the Northeastly line of Lot 5, Block 42, Town of Minneapolis;
The vacated alley in Block 41;
All in Town of Minneapolis, according to the recorded plat thereof, and situate in Hennepin County, Minnesota, together with the apartment easement dated September 24, 1999, as Document No. 3222032.
(Torrens Property, Certificate of Title No. 1035631)

CERTIFICATION

To CSM Hospitality, Inc., Bank of America, N.A., and First American Title Insurance Company and each of their respective successors and assigns
This is to certify that this map or plat and the survey on which it is based were made on the ground on January 4, 2005, under the undersigned's supervision and in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and included items 2, 3, 4, 6, 7(a), 7(b)(1), 9, 10, 11(a) (as to utilities, surface matters only) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect of the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.
Comstock & Davis, Inc.
By *Ron Murphy* Licensed Land Surveyor Date January 19, 2005
Minnesota License No. 10832

LEGEND

- CB CATCH BASIN
- EB ELECTRIC BOX
- ET ELECTRIC TRANSFORMER
- F FOUNTAIN
- GM GAS METER
- GP GUARD POST
- LV GAS VALVE
- HP HANDICAPPED PARKING SPACE
- L LIGHT
- MH MAN HOLE
- PA PLANTED AREA
- PB PARKING BUILDING BOX
- PC PARKING CONTROL BOX
- PM PARKING METER
- S SIGN
- SP STAND PIPE
- TB TRAFFIC BOX
- TL TRAFFIC LIGHT
- WV WATER VALVE
- WW WINDOW WELL
- FENCE WALL CURB
- MONUMENT - FOUND
- MONUMENT - SET
- IRON MONUMENT
- MAG NAIL
- SCHEDULE B SECTION 2 ITEM
- CONCRETE AREA
- BITUMINOUS AREA
- STONES

NO.	DESCRIPTION	DATE	BY

HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA
COMSTOCK & DAVIS, INC.
BY *Ron Murphy*
DATE: JANUARY 19, 2005 REC. NO. 10832

1446 COUNTY ROAD J
MINNEAPOLIS, MN 55432
PHONE: 763-784-9346
FAX: 763-784-9395

COMSTOCK & DAVIS, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
© COMSTOCK & DAVIS, INC. 2005

ALTA/ACSM Land Title Survey
of
MILWAUKEE DEPOT SITE

MILWAUKEE ROAD DEPOT
MARRIOTT HOTEL EXPANSION
425 SOUTH 2ND STREET
MINNEAPOLIS, MN 55401
SITE PLAN REVIEW
ALTA/ACSM LAND TITLE SURVEY

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
1-20-15	PLANNING REVIEW

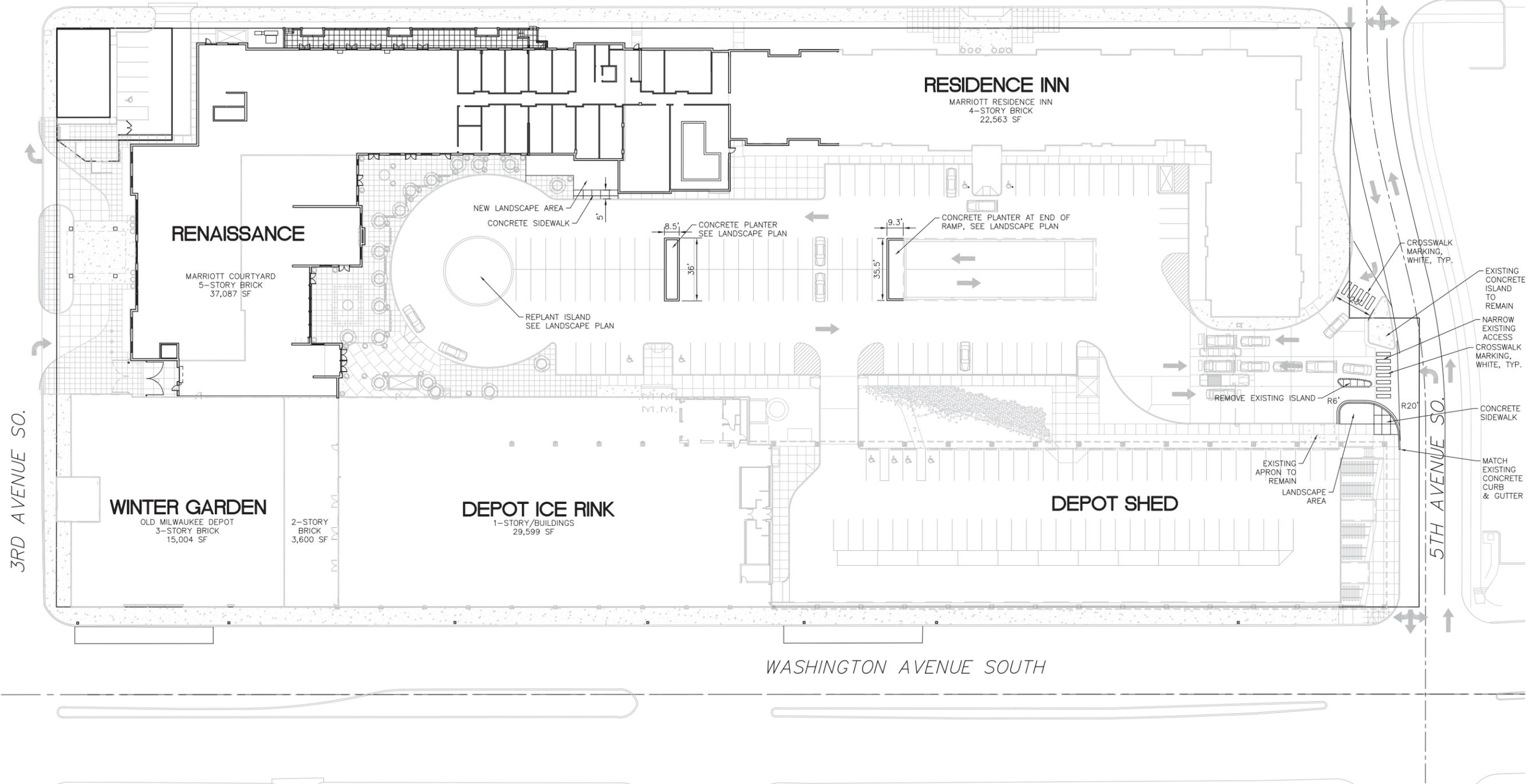
PROJECT TEAM DATA

DESIGNED: MK
DRAWN: EMK
PROJECT NO: 214-0150



Alliant Engineering, Inc.
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

2ND STREET SOUTH



CSM
 600 Washington Avenue South, Suite 3000
 Minneapolis, MN 55415
 Tel: (612) 395-7000 Fax: (612) 395-7002
 DEVELOPING REAL ESTATE FOR PEOPLE,
 BUSINESS & COMMUNITIES

Alliant Engineering, Inc.
 233 Park Ave S, Ste 300
 Minneapolis, MN 55415
 612.758.3080 MAIN
 612.758.3099 FAX
 www.alliant-inc.com

MILWAUKEE ROAD DEPOT
 MARRIOTT HOTEL EXPANSION
 425 SOUTH 2ND STREET
 MINNEAPOLIS, MN 55401
SITE PLAN REVIEW
SITE PLAN

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

CLARK WICKLUND, PE

Date _____ License No. _____

QUALITY ASSURANCE/CONTROL

BY _____ DATE _____

DATE	ISSUE
1-20-15	PLANNING REVIEW

PROJECT TEAM DATA
 DESIGNED: MK
 DRAWN: EMK
 PROJECT NO: 214-0150

C-2
 SHEET

- SITE PLAN NOTES:**
- ALL DIMENSIONS ARE TO FACE OF BUILDING AND/OR FACE OF CURB.
 - REFER TO ARCHITECTURAL DRAWINGS FOR PROPOSED BUILDING ADDITION.
 - CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
 - ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
 - ALL CURB AND GUTTER AND SIDEWALK WITHIN R.O.W. TO BE PER CITY STANDARDS.
 - ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY ENGINEERING DESIGN STANDARDS.
 - ALL CURB AND GUTTER TO BE CONCRETE B612 CURB UNLESS NOTED OTHERWISE, PER CITY STANDARDS.
 - CONCRETE APRONS TO BE INSTALLED FOR ALL ACCESS DRIVES ON TO PUBLIC STREETS PER COUNTY & CITY STANDARDS.
 - CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF VARIATIONS FROM THE PLANS.
 - ALL CONCRETE PADS TO BE 3000 PSI AIR ENTRAINED 6" CONCRETE WITH #4 BARS @ 12" O.C. AND BROOM FINISHED
 - PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION PER MNDOT STANDARDS.

SITE DATA:

EXISTING ZONING: C3A
 LOT AREA: 247,675 SF

EXISTING BUILDINGS TOTAL FOOTPRINT AREA: 138,030 SF
 MARRIOTT COURTYARD/RENAISSANCE= 37,150 SF
 MARRIOTT RESIDENCE INN= 22,563 SF
 OLD MILWAUKEE DEPOT/WINTER GARDEN= 15,004 SF
 DEPOT ICE RINK= 29,599 SF
 DEPOT SHED= 33,714

PROPOSED BUILDINGS FOOTPRINT AREA: 137,291 SF
 MARRIOTT COURTYARD/RENAISSANCE= 36,411 SF
 MARRIOTT RESIDENCE INN= 22,563 SF
 OLD MILWAUKEE DEPOT/WINTER GARDEN= 15,004 SF
 DEPOT ICE RINK= 29,599 SF
 DEPOT SHED= 33,714

EXISTING NET LOT AREA: 109,384 SF
 PROPOSED NET LOT AREA: 110,384 SF

EXISTING RENAISSANCE BUILDING FLOOR AREA: 136,124 SF
 PROPOSED RENAISSANCE BUILDING FLOOR AREA: 177,949 SF

EXISTING BUILDING HEIGHT (MARRIOTT COURTYARD/RENAISSANCE): 56'
 PROPOSED BUILDING HEIGHT (MARRIOTT COURTYARD/RENAISSANCE): 65'-4"

EXISTING NUMBER OF UNITS: 202 HOTEL ROOMS
 PROPOSED NUMBER OF UNITS: 312 HOTEL ROOMS

GREEN SPACE CALCULATIONS PER NET LOT AREA

	EXISTING	PROPOSED
IMPERVIOUS	93,770 SF 87.0%	93,270 SF 85.8%
PERVIOUS	14,393 SF 13.0%	15,643 SF 14.2%

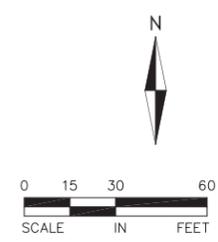
PARKING DATA:

EXISTING PARKING
 100 STALLS SURFACE
 82 DEPOT SHED
 214 STALLS P-1 LEVEL UNDERGROUND
 250 STALLS P-2 LEVEL UNDERGROUND
 646 TOTAL EXISTING PARKING STALLS
 (OF TOTAL = 28 ADA STALLS)
 (PLUS 6 MOTORCYCLE STALLS)

PROPOSED PARKING CHANGE
 (-4) STALLS SURFACE

TOTAL PROPOSED PARKING
 96 STALLS SURFACE
 82 DEPOT SHED
 214 STALLS P-1 UNDERGROUND
 250 STALLS P-2 UNDERGROUND
 642 TOTAL STALLS
 (OF TOTAL = 28 ADA STALLS)
 (6 MOTORCYCLE STALLS)

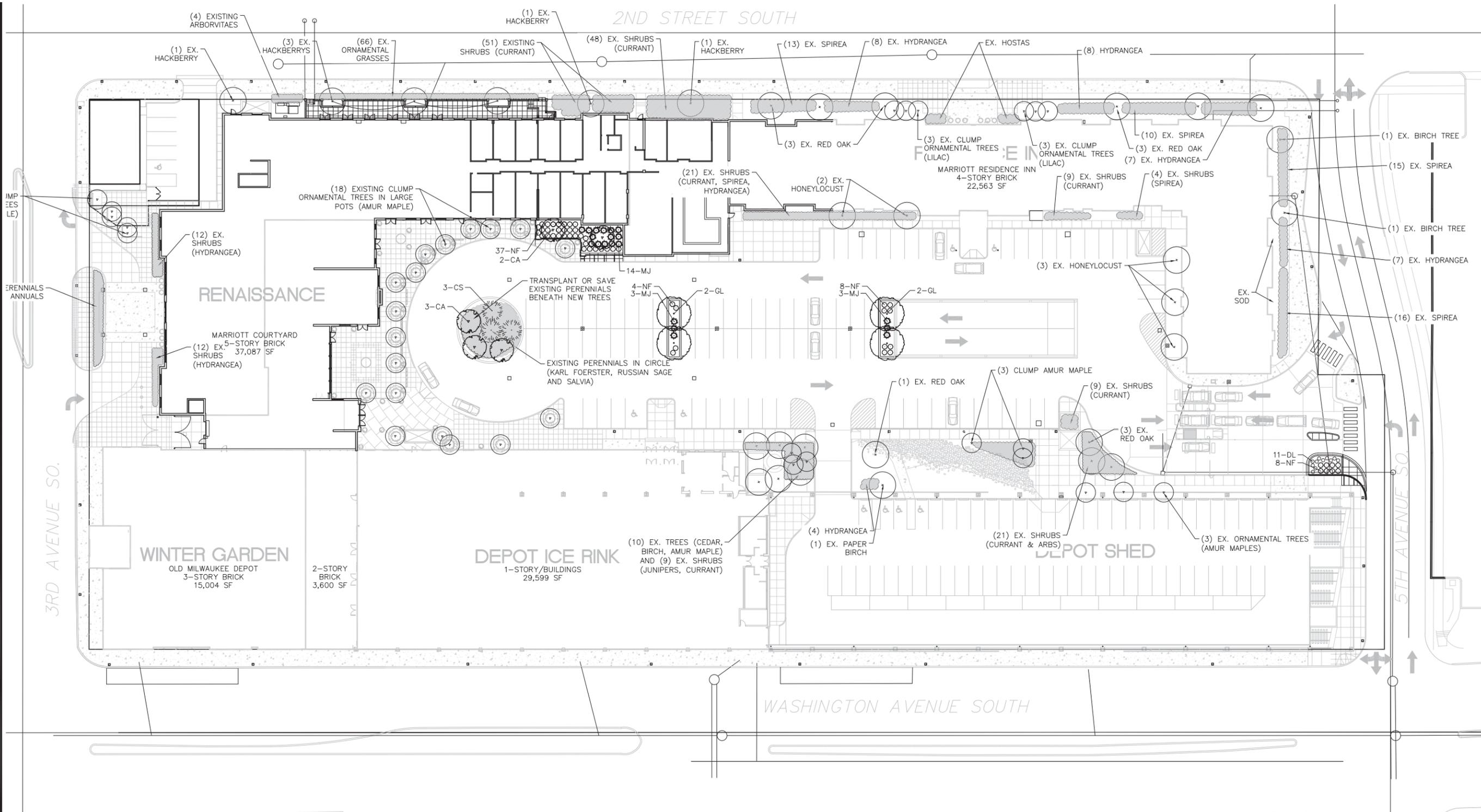
- LEGEND:**
- B612 CURB AND GUTTER
 - LIMITS OF CONSTRUCTION
 - EXISTING PROPERTY LINE
 - CONCRETE PAVEMENT



FOR REVIEW ONLY
 PRELIMINARY
 NOT FOR CONSTRUCTION

Drawing no: X:\2014\140150\plan sheets\140150-site.dwg Jan 20, 2015 - 10:05am

Drawing no: X:\2014\140150\plan sheets\140150-land.dwg Jan 20, 2015 - 10:09am



LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
- CALL GOPHER STATE ONE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC. RESULTING FROM LANDSCAPE CONSTRUCTION.
- STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
- INSTALL 4" MIN. TOP SOIL TO ALL SHRUB AREAS. CONTRACTOR RESPONSIBLE FOR FINE GRADING ALL SOD AREAS. INSTALL 12" TOP SOIL TO PERENNIAL AREAS.
- ALL PLANTING AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 3" DEPTH OF ROCK MULCH, MATCH EXISTING ON SITE.
- PLANTING SOIL SHALL CONSIST OF 1:1:1 OF LOAMY TOPSOIL, PEAT MOSS AND PIT RUN SAND.
- COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
- MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE. ANY MATERIAL WHICH DIES OR DEFOLIATES (PRIOR TO THE ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
- STAKING AND GUYING OF TREES OPTIONAL: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
- SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
- MODIFY EXISTING IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF NEW PLANTING AREAS. COORDINATE WITH G.C.

LANDSCAPE SCHEDULE

QTY.	KEY	COMMON NAME/ BOTANICAL NAME	SIZE	REMARKS
3	CS	CONIFERS COLORADO BLUE SPRUCE UPRIGHT <i>Picea pungens 'Fastigiata'</i>	6' HT. B&B	FULL FORM
4	GL	OVERSTORY TREES GREENSPIRE LINDEN <i>Tilia Cordata 'Greenspire'</i>	2" CAL. B&B	STRAIGHT TRUNK
5	CA	ORNAMENTAL TREES PRAIRIE ROSE CRABAPPLE <i>Malus 'Prairie Rose'</i>	2" CAL. B&B	STRAIGHT TRUNK
20	MJ	SHRUBS MINT JULEP JUNIPER <i>Juniperus chinensis 'Mint Julep'</i>	30" DIA. CONT.	MIN. 5 CANES AT DIA. SPEC.
57	NF	NEON FLASH SPIREA <i>Spiraea japonica 'Neon Flash'</i>	24" HT. CONT.	MIN. 5 CANES AT HT. SPEC.
11	DL	PERENNIALS RED VOLUNTEER DAYLILY <i>Hemerocallis 'Red Volunteer'</i>	1 GAL. CONT.	

NOTES: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN EVENT OF DISCREPANCY.

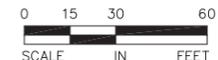
LANDSCAPE DATA:

EXISTING CANOPY TREES = 26
 PROPOSED CANOPY TREES = 2
 TOTAL CANOPY TREES = 28 TOTAL

EXISTING SHRUBS = 246
 PROPOSED SHRUBS = 26 NEW SHRUBS
 TOTAL SHRUBS = 272 TOTAL

LEGEND

- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- ORNAMENTAL TREE
- EVERGREEN TREES
- EXISTING VEGETATION



FOR REVIEW ONLY
PRELIMINARY
 NOT FOR CONSTRUCTION

MILWAUKEE ROAD DEPOT
 MARRIOTT HOTEL EXPANSION
 425 SOUTH 2ND STREET
 MINNEAPOLIS, MN 55401

SITE PLAN REVIEW
LANDSCAPE PLAN

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

MARK KRONBECK, PLA, ASLA

Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
1-16-14	CLIENT REVIEW

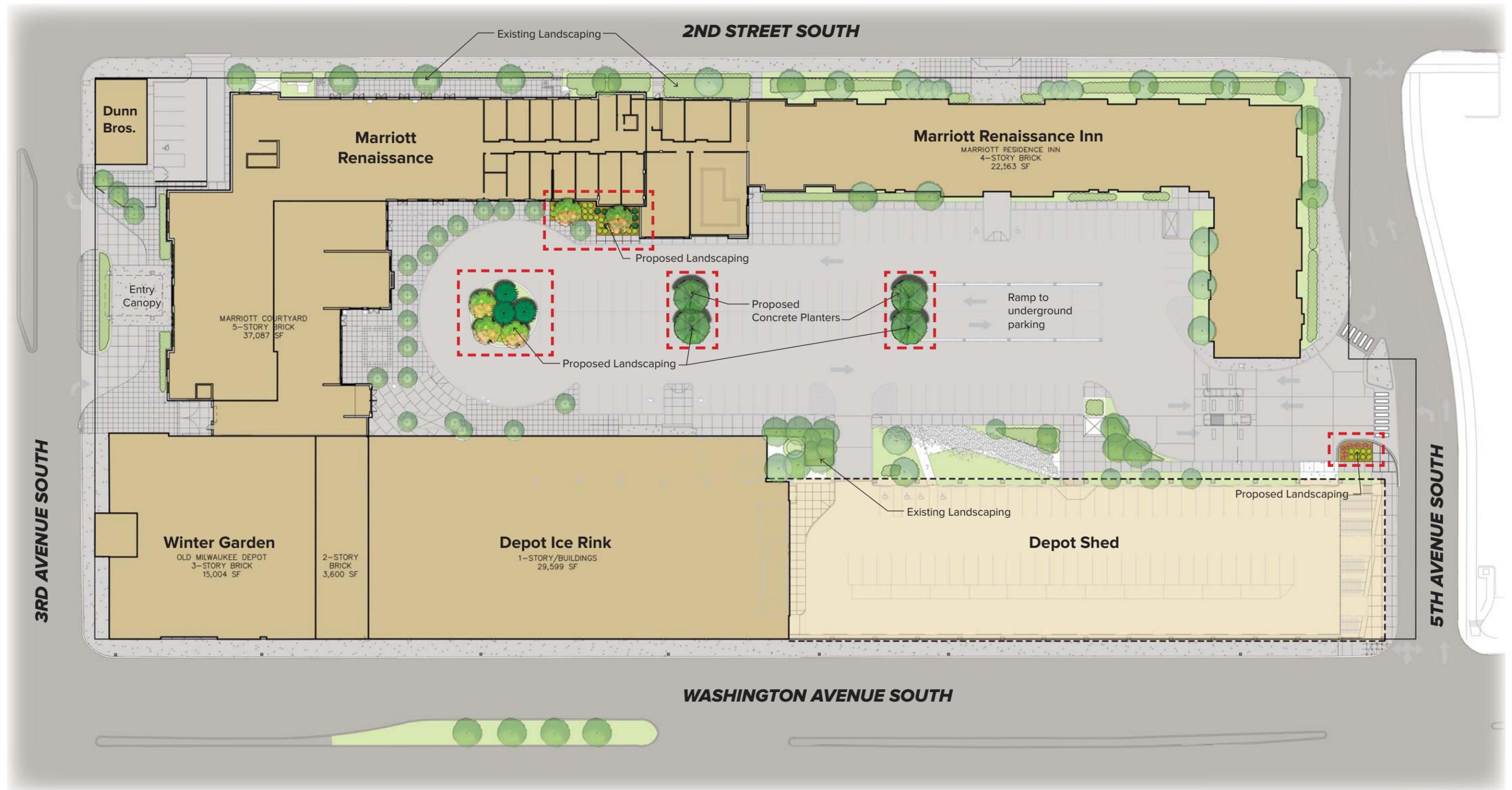
PROJECT TEAM DATA
 DESIGNED: MK
 DRAWN: EMK
 PROJECT NO: 214-0150

L-1

SHEET

CSM
 630 Washington Avenue South, Suite 3000
 Minneapolis, MN 55415
 Tel: (612) 395-7000 Fax: (612) 395-7002
 DEVELOPING REAL ESTATE FOR PEOPLE.
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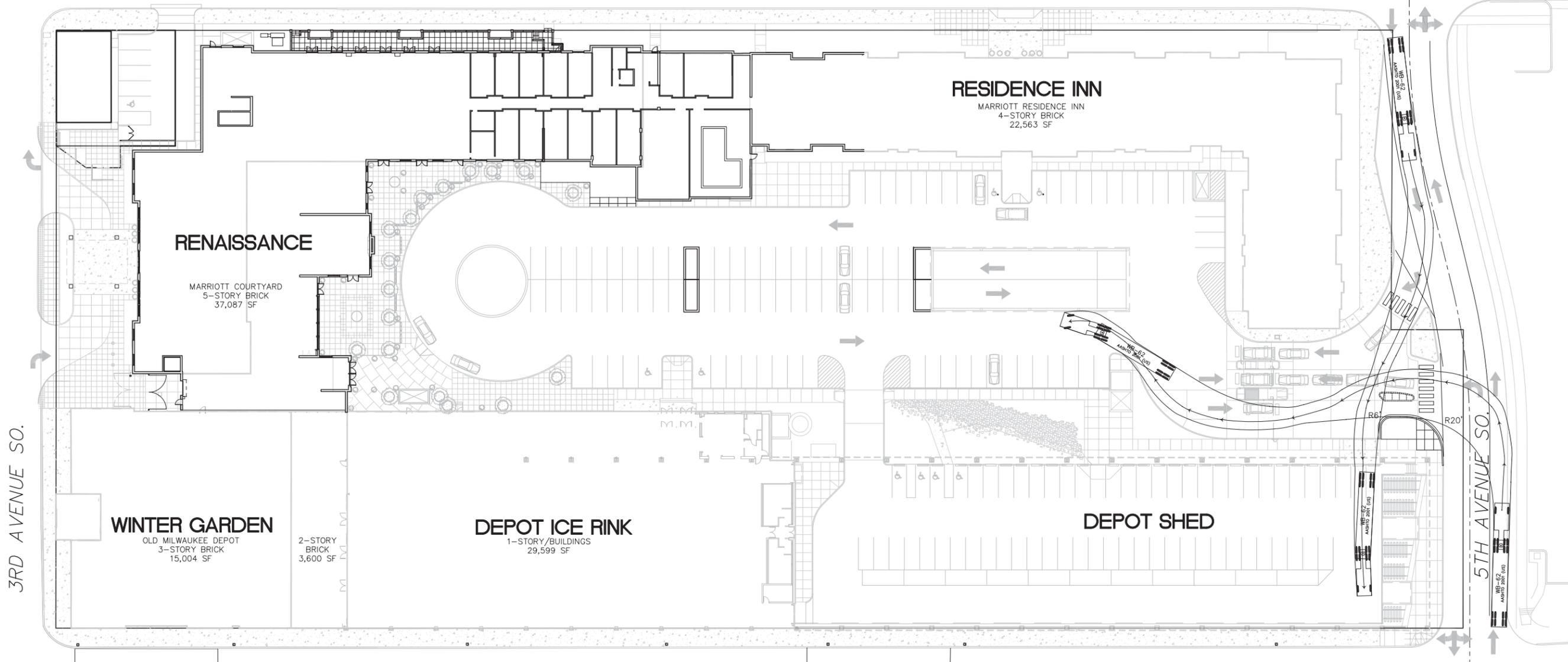
Alliant Engineering, Inc.
 233 Park Ave S, Ste 300
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Drawing name: X:\2014\140150\plan_sheets\140150-site.dwg Jan 20, 2015 - 10:13am

2ND STREET SOUTH



3RD AVENUE SO.

5TH AVENUE SO.

WASHINGTON AVENUE SOUTH

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MILWAUKEE ROAD DEPOT
 MARRIOTT HOTEL EXPANSION
 425 SOUTH 2ND STREET
 MINNEAPOLIS, MN 55401
SITE PLAN REVIEW
TRUCK MOVEMENT EXHIBIT

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

CLARK WICKLUND, PE

Date _____ License No. _____

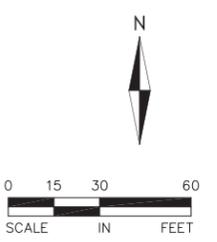
QUALITY ASSURANCE/CONTROL

BY _____ DATE _____

DATE	ISSUE
1-20-15	PLANNING REVIEW

PROJECT TEAM DATA
 DESIGNED: MK
 DRAWN: EMK
 PROJECT NO: 214-0150

FOR REVIEW ONLY
PRELIMINARY
 NOT FOR CONSTRUCTION



L-4
 SHEET



① Existing View 1
3" = 1'-0"



③ Existing View 3
3" = 1'-0"



② Existing View 2
3" = 1'-0"



④ Existing View 4
3" = 1'-0"

1/20/2015 12:32:17 PM



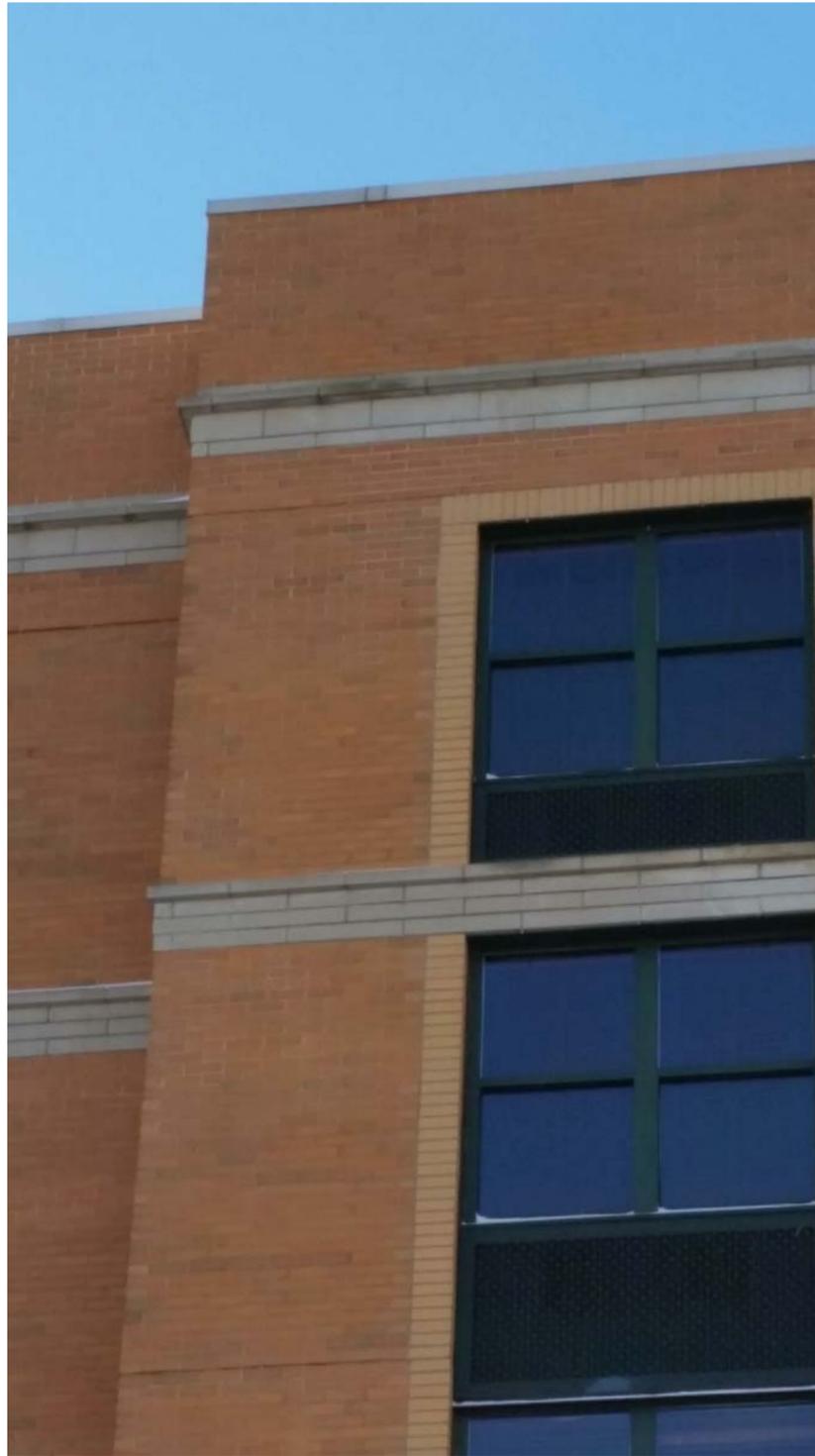
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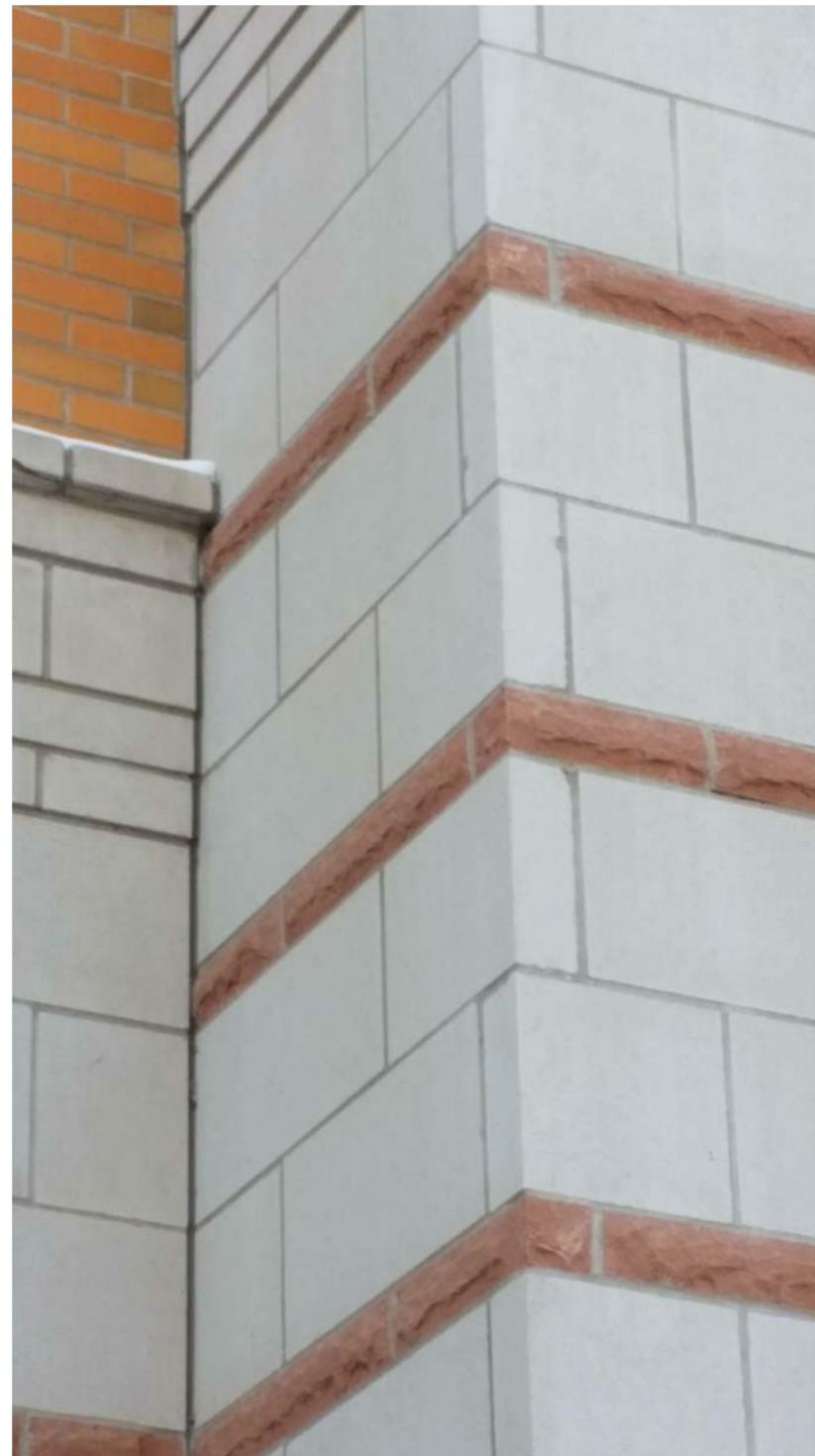
SITE PHOTOS

A1-1



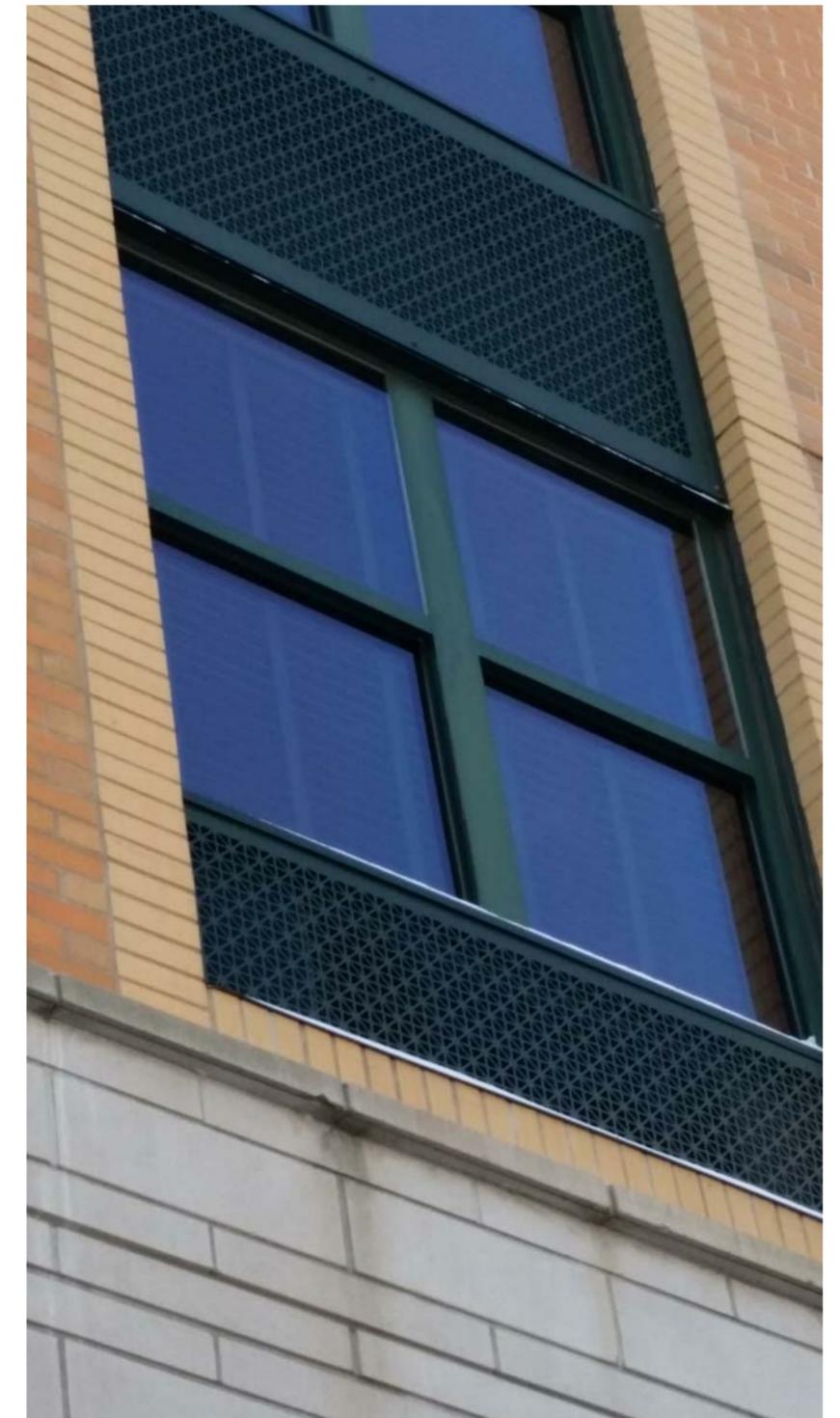
① Existing Decorative Banding
NTS

THE EXISTING DECORATIVE CMU BANDING, AROUND THE PERIMETER OF THE BUILDING, WILL BE RETAINED AT THE 5TH FLOOR LEVEL. THE PARAPET AND CMU CAP WILL BE REMOVED TO ALLOW FOR THE ADDITION. A NEW DECORATIVE METAL CORNICE DETAIL WILL BE INSTALLED IN PLACE OF THE EXISTING CMU CAP, TO EMULATE THIS DETAILING AND TO CREATE A TRANSITION TO THE METAL PANEL CONSTRUCTION OF THE NEW 6TH FLOOR.



② Existing Decorative CMU
NTS

THE BASE OF THE EXISTING BUILDING IS DETAILED WITH ALTERNATING COURSES OF CMU BLOCK AND DECORATIVE BRICK. THIS WALL DETAIL WILL BE REPEATED ON THE NEW POOL AND FITNESS ADDITION AT THE SOUTH SIDE OF THE BUILDING.



③ Existing Window
NTS

THE EXISTING VERTICAL BANDS OF WINDOWS WILL BE EXTENDED WHERE GUESTROOMS ARE BEING ADDED TO THE MEZZANINE AND FIRST FLOORS. THE EXISTING WINDOWS ARE GREEN ALUMINUM WHICH WILL BE REPEATED WITHIN ALL NEW WORK. IN ADDITION, THE DECORATIVE GRILLES BELOW EACH WINDOW WILL BE REPEATED FOR THE NEW GUESTROOMS.





PERSPECTIVE VIEW OF PROPOSED PROJECT - VIEW FROM 3RD AVENUE SOUTH AND 2ND STREET SOUTH

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PERSPECTIVE
VIEWS

A1-3



PERSPECTIVE VIEW OF PROPOSED PROJECT - PARKING LOT OFF OF 5TH AVENUE SOUTH

1/20/2015 12:32:30 PM



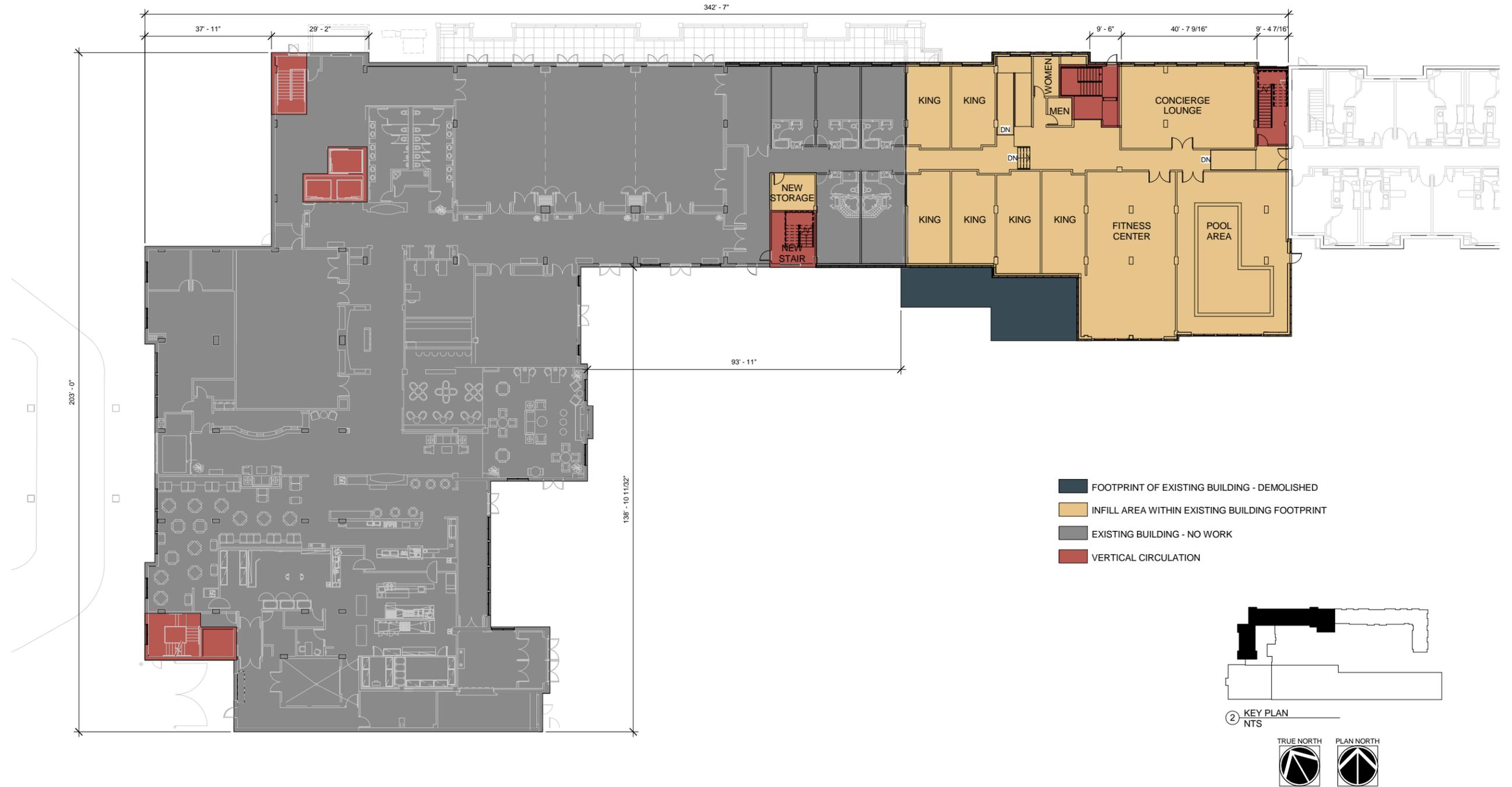
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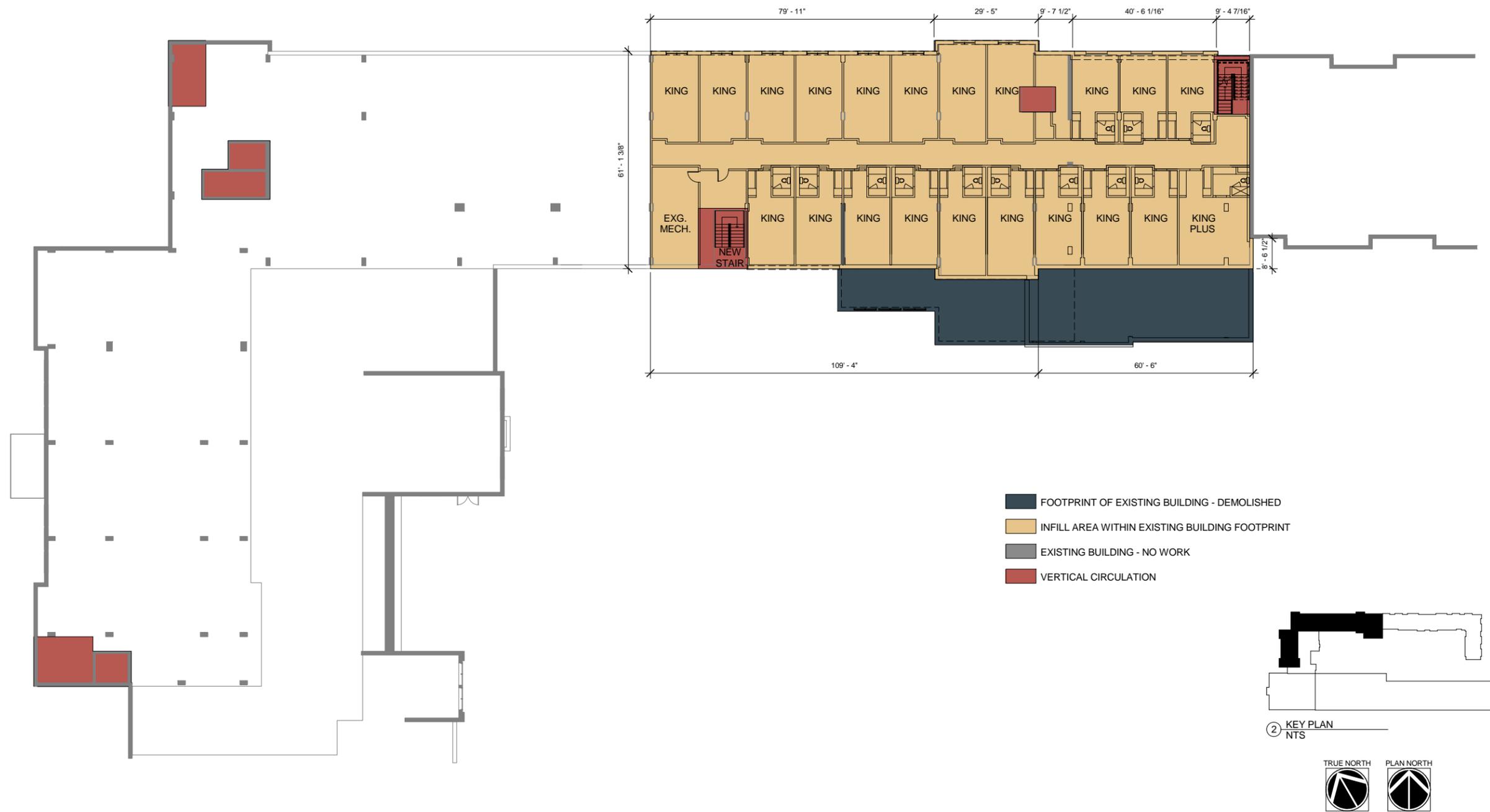
PERSPECTIVE
VIEWS

A1-4



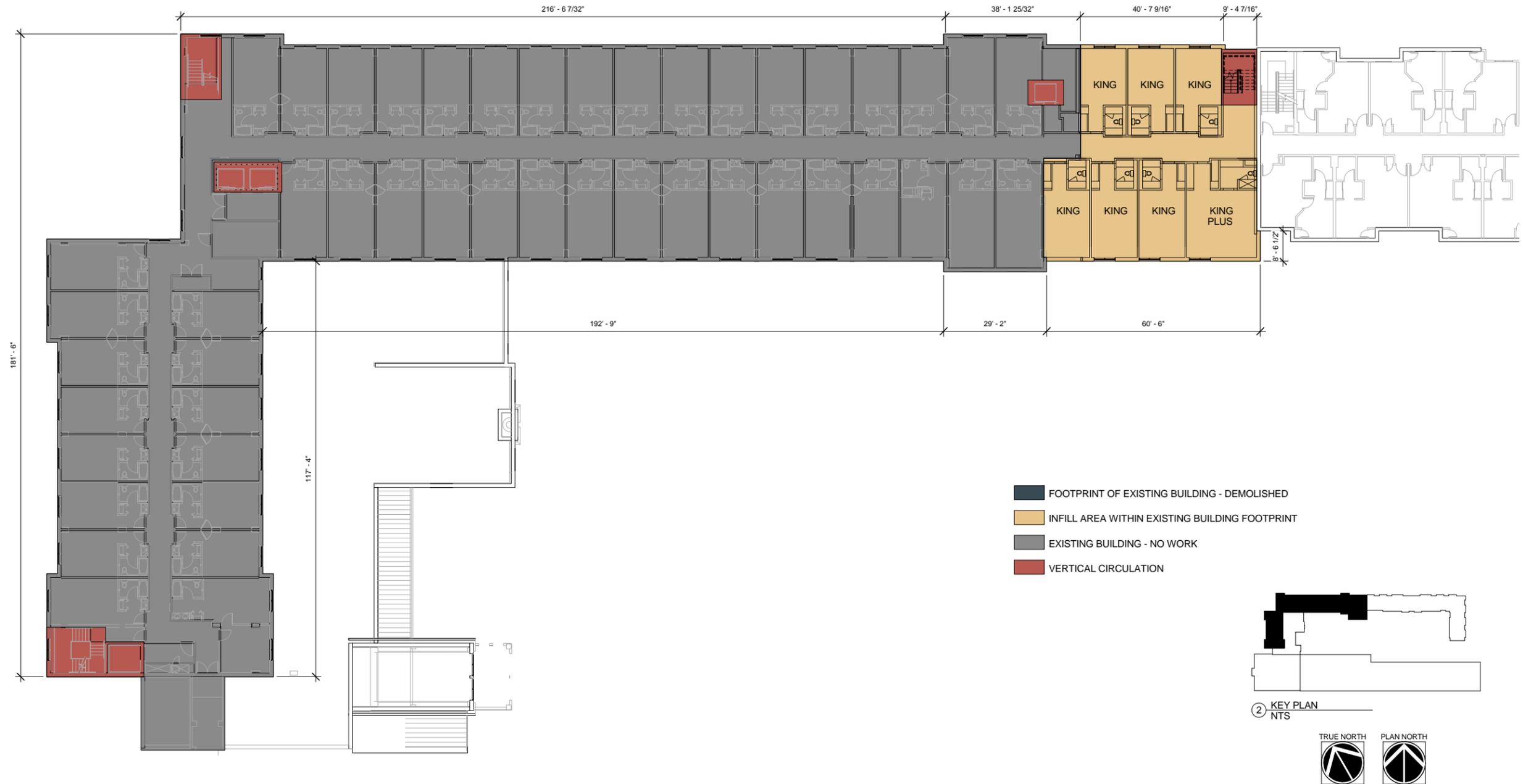
① Level 1 - Overall Plan
1/16" = 1'-0"





① Mezzanine - Overall Plan
1/16" = 1'-0"





① Level 2-5 (Typical) - Overall Plan
1/16" = 1'-0"

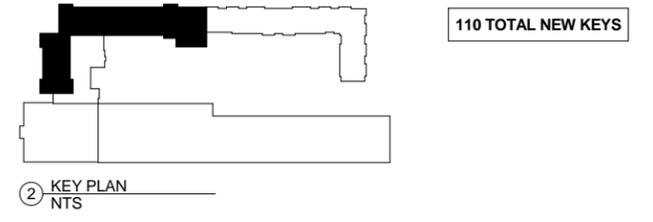
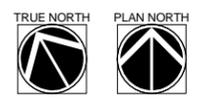




DEMO EXISTING KING TO ALLOW FOR STAIR FROM 1ST FLOOR TO MEZZANINE

OUTLINE OF EXG BUILDING FOOTPRINT

① Level 1 - Partial Plan
1/8" = 1'-0"



1/20/2015 12:32:38 PM



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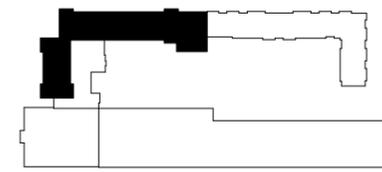
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ENLARGED PLAN
LEVEL 1

A2-5

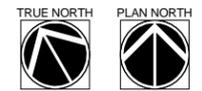


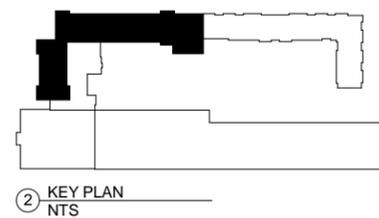
- FOOTPRINT OF EXISTING BUILDING - DEMOLISHED
- INFILL AREA WITHIN EXISTING BUILDING FOOTPRINT
- EXISTING BUILDING - NO WORK
- VERTICAL CIRCULATION



② KEY PLAN
NTS

① Mezzanine - Partial Plan
1/8" = 1'-0"

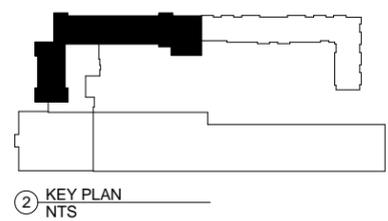




- FOOTPRINT OF EXISTING BUILDING - DEMOLISHED
- INFILL AREA WITHIN EXISTING BUILDING FOOTPRINT
- EXISTING BUILDING - NO WORK
- VERTICAL CIRCULATION

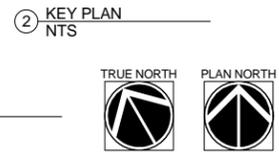
① Level 2 - Partial Plan
1/8" = 1'-0"





- FOOTPRINT OF EXISTING BUILDING - DEMOLISHED
- INFILL AREA WITHIN EXISTING BUILDING FOOTPRINT
- EXISTING BUILDING - NO WORK
- VERTICAL CIRCULATION

① Level 6 - Partial Plan
1/8" = 1'-0"



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ENLARGED PLAN
LEVEL 6



① North Elevation
1/16" = 1'-0"



② South Elevation
1/16" = 1'-0"





① West Elevation
1/16" = 1'-0"



② East Elevation
1/16" = 1'-0"