
LAND USE APPLICATION SUMMARY

Property Location: 304, 306, 336 and 420 South 1st Street and 5 South 3rd Street
Project Name: Water Works Mezzanine Phase
Prepared By: Hilary Dvorak, Principal City Planner, (612) 673-2639
Applicant: Minneapolis Park and Recreation Board
Project Contact: Kate Lamers
Request: To construct an addition to an existing structure for a public park
Required Applications:

Variance	To locate a sign on a non-primary building wall.
Variance	To increase the size of the sign from zero square feet to 32 square feet.
Site Plan Review	For an addition to an existing structure for a public park.

SITE DATA

Existing Zoning	C3A Commercial Activity Center District DH Downtown Height Overlay District DP Downtown Parking Overlay District SH Shoreland Overlay District MR Mississippi River Overlay District
Lot Area	121,726 square feet / 2.79 acres
Ward(s)	3
Neighborhood(s)	Downtown West
Designated Future Land Use	Parks and Open Space
Land Use Features	Growth Center (Downtown)
Small Area Plan(s)	<u>Update to the Historic Mills District Master Plan (2001)</u>

Date Application Deemed Complete	February 27, 2019	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	April 28, 2019	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The site was once occupied by the Bassett's Second Sawmill, the Columbia Flour Mill and the Occidental Feed Mill. Portions of each of these mills remain on the site. In 1961, Reiko Weston purchased the property. In 1967-68, she built the Fuji Ya Restaurant incorporating portions of the Bassett's Second Sawmill and Columbia Flour Mill into the design of the restaurant structure. The Fuji Ya Restaurant operated in this location until 1990. In 1990, the applicant acquired the property and the site has been vacant ever since. In 2017, the applicant selectively demolished portions of the Fuji Ya Restaurant and stabilized the remaining mill ruins in order to incorporate them into the design of a new park building that will be built on the site called Water Works.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is surrounded by residential developments of varying densities, office buildings, a variety of commercial establishments and the Mississippi River. The site is located in the Downtown West Neighborhood.

PROJECT DESCRIPTION. The Water Works project is designed around providing a mix of indoor and outdoor public spaces and will be broken into two phases: The Mezzanine phase and the Riverside phase. The Mezzanine includes a pavilion with indoor amenities, an outdoor plaza with seating, lawn and outdoor terraces, a small hillside performance venue, and a picnicking and play area. The future Riverside phase (date TBD) will complete the link between downtown and the riverfront with reconfigured trails, public river access, a sunken performance venue, and another plaza area with water features. The two phases are not mutually dependent on the other and will develop on separate timelines as funding is procured.

The entire Water Works project area encompasses approximately 6.33 acres within the National Register of Historic Places (NRHP)-listed and locally-designated St. Anthony Falls Historic District (SAFHD) and the Mississippi National River and Recreation Area (MNRRA) Critical Area Corridor. The milling era infrastructure, extant buildings, and structural remnants located within the Mezzanine Phase project boundaries are listed as contributing archaeological features to the SAFHD.

Pavilion

The design for the Water Works park pavilion is a two-story brick building built into the Bassett Engine House and Boiler Room, as well as the void left in the southern portion of the Columbia Flour Mill ruin after demolition for a Fuji Ya addition in the 1970s. The pavilion contains the public park program, including restrooms, lobby, meeting room and a small lounge, as well as a restaurant and kitchen. The majority of park programming and some back-of-house spaces are located on the first floor; careful consideration was given to expose as much of the existing mill ruins in these areas as possible, including the foundation walls of the Columbia Flour Mill in the lobby, the historic walls and ceilings of Bassett Boiler Room in the lounge, and historic walls and barrel-vault ceilings of Bassett Engine House in the meeting room. The second floor is entirely new construction, which contains an upper lobby for circulating between South 1st Street and the West River Parkway and a restaurant comprised of a small dining area and the kitchen.

The applicant has indicated that they are treating the Bassett Engine House, Bassett Boiler Room, and Columbia Flour Mill ruin as found objects in a fundamental way - doing as little as possible to obscure the historic mills, while leaving traces of the Fuji Ya construction in certain places to illustrate the evolving uses of the structure. The existing ruins are an amalgam of many different constructions, both within the period of historic significance and outside of it, and they are preserving and exposing all of these moments within the project whenever possible. The only modifications to the historic mills consist of four widened and/or new openings between the mills'

existing “rooms” to connect existing spaces for circulation and code-compliant egress. Everything else will remain as is.

The Bassett Engine House, Bassett Boiler Room, and Columbia Flour Mill contain a mixture of different materials in significant variation as they are currently found; there are at least three different bricks, two different hues of limestone, rusted steel, several different colors of stucco, and scars created by years of appendages, connections, and alterations. To create a clear delineation between the historic architecture and the new, and to keep the new architecture simple in its expression, the team has chosen an extremely pared-down palette of a neutral monochromatic brick and glass on the exterior, and glass, wood, brick and concrete on the interior. The neutrality of the exterior brick is to provide clarity between old and new, and not muddle distinctions between what is historic and what is contemporary through the introduction of extraneous materials. It also relates to the new upper terrace through use of a neutral color palette and horizontal emphasis (brick coursing and exposed horizontal concrete formwork).

Landscape

The Water Works landscape plan serves to reconnect South 1st Street with the riverfront, much in the same way the historic mills and infrastructure once did, through accessible pedestrian and bicycle circulation improvements. It also provides much-needed outdoor park amenities such as seating, terraces, a lawn, performance area, and play zones within the context of the historic mills and infrastructure.

Historic and Existing Resources: The Water Works landscape designs incorporate historic milling and infrastructure remnants located above proposed finished.

- In the south transition space, the historic Bassett Wheelhouse walls documented in September 2018 fall below the proposed walkway elevations. These resources have been documented by the project archaeologist and will remain buried in situ. No repairs are proposed.
- Along the West River Parkway, a historic loading dock and scale pit associated with the Columbia Flour Mill and railroad also fall below the proposed Main Plaza and Mezzanine Lawn. They will be documented and treated as outlined in the Archaeological Treatment Plan. No repairs are proposed.
- The exposed Columbia Flour Mill ruins north of the old Fuji Ya building footprint, instead of being rebuilt and rehabilitated for pavilion use, will be preserved and used for an upper terrace accessed from South 1st Street and provide an upper entrance into the pavilion. The Columbia Flour Mill wall fragment facing the West River Parkway will also be preserved and will serve as a backdrop to the Main Plaza visible from the West River Parkway. Repairs include cleaning excavated walls to remove soil build-up, fully repointing exposed masonry surfaces due to the large extent of deteriorated mortar, and limited replacement of very badly deteriorated stone (loss of more than 50% integrity). A moderate amount of rebuilding (documenting, dismantling and salvage, and reinstalling salvaged stone) will also take place at the tops of the walls to reset loose and dislocated stone and the fragile arches. Through-wall membrane or flashing will also be installed in conjunction with rebuilding to protect the historic wall cavities from further moisture infiltration rather than installing some sort of wall cap or topping.
- Inside the proposed City Steps, a tiered area connecting the Mezzanine Lawn to South 1st Street, the Occidental Feed Mill’s historic stone foundation wall fragments will be excavated and preserved where exposed by the new site construction. Repairs include cleaning excavated walls to remove soil build-up, fully repointing exposed masonry surfaces due to the large extent of deteriorated mortar, and rebuilding (documenting, dismantling and salvage, and reinstalling salvaged stone) the top two courses of wall to reset the loose stone and install a through-wall membrane or flashing.
- The wooded area located at the far north end of the Water Works site near the South 1st Street bridge will be preserved and interpreted as natural habitat.

- A metal cantilevered walkway will be added to the east side of the historic South 1st Street bridge and will fully realize the original bridge design (based on historic plans and existing bridge connections).
- Finally, the existing rail terrace will be reconnected to the historic railroad corridor to improve pedestrian and bicycle circulation at the north end of the Water Works site. Alterations include removing a section of non-historic timber-framed retaining wall.
- All repairs will conform to the SOI's Standards and NPS Preservation Briefs.

South Transition Space: At the south end of the Water Works site where 5th Avenue South and South 1st Street intersect, the south transition space provides a strong ADA compliant pedestrian route between downtown and the lower West River Parkway, a difference of more than 15 feet.

- This small triangular area adjacent to the Bassett Engine House and the intersection of South 1st Street and 5th Avenue South has been changed to include significantly more green space. Since the revised two-story pavilion has a smaller footprint and will require less stormwater treatment, the south transition space has widened towards South 1st Street. As a result, a more manageable slope can be created and planted with far less hard surfacing than the schematic design plan.
- Archaeologists located the existing wheelhouse wall (historic resource) in their investigation of the south transition space and found it is below the proposed finished surface of the walk. This resource will remain buried in place and protected by a cushion of granular borrow.

Upper Terrace: On the north side of the pavilion, the exterior Columbia Flour Mill ruins are no longer part of the pavilion construction and will remain filled. This area of the mill will become an Upper Terrace accessible from the South 1st Street public sidewalk. It will function as outdoor dining and private event space.

- A concrete retaining wall expressing its horizontal wooden formwork will be poured inside the Columbia Flour Mill foundation walls, with an insulation bond breaker between the two surfaces, to build the raised upper terrace.
- The new retaining wall also provides permanent earth retention at the historic wall openings facing the West River Parkway in lieu of the existing deteriorated railroad ties and tires in addition to removing pressure on the historic foundation walls.
- The terrace surface will include a small paved area around its perimeter and a larger turf panel for dining and event space. Handrails and guardrails will be flat steel with cables to reflect the industrial nature of the district and be as minimal and transparent as possible.
- A portion of the Columbia Flour Mill wall exists parallel to the South 1st Street public sidewalk. This wall is and will remain below grade along the face of the terrace. A shallow planting bed is planned above it to help screen the new retaining wall from the street.
- The Columbia Flour Mill foundation walls perpendicular to and facing West River Parkway will be repaired. This includes inserting steel frames inside the arched openings to provide permanent arch stabilization.

Main Plaza: A Main Plaza in front of the pavilion at West River Parkway level provides flexible outdoor seating for public use as well as overflow for the pavilion restaurant. The main plaza design has moderate changes which include more green space and surface paving of modular pavers in lieu of concrete.

- Green space in the form of planters are used throughout the main plaza to accentuate historic openings in the Columbia Flour Mill wall and reinforce the linearity of the old railroad corridor. They utilize shade trees and perennial plantings. The existing cottonwood tree located near the south end of the Columbia Flour Mill will be also preserved and integrated into the main plaza's planting plan.

- The geometry of the main plaza continues to recall the linear geometries of the rail corridor that existed once in this area. Surface paving will include linear concrete pavers which will reinforce the strong spatial character of the former rail spur and reinforce the movement along the full length of the spur. Poured concrete walks will also be scored in a pattern to reinforce the corridor's linear character.
- The repaired Columbia Wall will serve as a site feature and will provide a dramatic backdrop for the plaza. Up-lights along the base of the wall will highlight the existing openings.
- A loading dock structure exists along the base of the Columbia Flour Wall. This feature is below the finished elevation of the proposed plaza and will be preserved in place.
- A scale pit exists below the main plaza toward the north end of the Columbia Flour Mill. This feature will be articulated in the paving surface as an interpretive element.

Columbia Elevator: This historic milling remnant originally was part of the pavilion but has since been integrated into the site design. A portion of it will be excavated to house a remote trash storage area accessible from the Main Plaza. Along its north wall, an exterior stairway will link South 1st Street to the Main Plaza.

- The material for the new stair and trash enclosure walls will be concrete.
- Portions of the south Columbia Flour Mill and north Columbia Elevator walls will be reused and visible in this new design. They will be repaired and featured as interpretive elements.

City Steps: North of the Columbia Elevator, the City Steps nestle into the Occidental Feed Mill footprint and provide additional flexible seating for gathering, picnicking, and performances.

- An accessible concrete walk is imbedded into the City Steps to accommodate ADA access between South 1st Street South and the Mezzanine Lawn.
- At the top of the City Steps, along South 1st Street, the top of the Occidental Mill foundation wall will be revealed and repaired. A metal plate retaining wall will be installed to mitigate grade changes between South 1st Street and the historic foundation wall which sits one to two feet below the existing sidewalk.

Mezzanine Lawn: In front of the City Steps and wooded slope, the Mezzanine Lawn allows for flexible park uses. Performances may happen at the edge of the Main Plaza or on the lawn in front of the City Steps.

- The Mezzanine Lawn is a 25-foot wide turf area that is elevated three to seven feet higher than the parkway. Its shape runs parallel to the Mississippi River and recalls the geometry of the former rail corridor that ran through the site.
- A pedestrian promenade running parallel to the West River Parkway connects the plaza to the rail terrace at the northern end of the site.
- A district rainwater harvest project will direct water to several cisterns located under the Mezzanine Lawn for reuse throughout the site and pavilion.

Wooded Slope and Play Area: Further north of the City Steps, an existing steep Wooded Slope predating the district's period of significance will be largely restored. A two- to five-year children's play area is embedded into the lower portion of the hill.

- The design intends to restore this area to a sustainable ecology with soil remediation, a variety of native plantings, and irrigation installation.
- Interpretation in this area will include plants commonly used as food by Native Americans and featured in the on-site restaurant.

South 1st Street: South 1st Street bounds the western, downtown edge of the Water Works site. It also includes a short metal bridge with cantilevered sidewalk on the west side of the street. The bridge dates to the period of significance spans over the Woonerf.

- Streetscape improvements are being coordinated between the applicant and the City of Minneapolis. These include adding a cantilevered metal walk on the east side of the bridge (historic documents show the bridge was originally designed and built to accommodate walks on both sides), moving parking to the east side of the street and increasing the number of spaces from 14 to 15, modifying the curb radius at the South 1st Street and 5th Avenue South intersection to improve pedestrian crossing, and installing standard Minneapolis street lighting.
- Some excavation will occur in South 1st Street to accommodate utility connections, bury Xcel's overhead powerlines, and harvest district rainwater runoff.
- Other than the steel plate retaining wall along the Occidental Mill, no other permanent stabilization measures are needed now that the Columbia Flour Mill and Elevator is no longer being reused as part of the pavilion.

Woonerf and Rail Terrace: At the far northern end of the site, the South 1st Street and Third Avenue Bridge intersection is about 33 feet higher than West River Parkway. The Woonerf (shared travel way) connection is a former railroad bed that links South 2nd Street (a block away) with the park under a small metal bridge on South 1st Street.

- The Woonerf provides bicycle and pedestrian access from South 2nd Street to the Rail Terrace level.
- From the Rail Terrace, accessible pedestrian routes will lead down to the lower park level which includes the Mezzanine Lawn, Main Plaza, West River Parkway, and the lower level Pavilion entrance.
- The timber-framed portion of the Rail Terrace's retaining wall will be removed to accommodate the new accessible route.

New Site Materials and Plantings: The materials under consideration for use on the site build on the industrial heritage of Water Power area of the Historic District and complement the historic construction palette and included:

- Paving: concrete modular pavers, concrete walks (scored, etched, sandblasted).
- Walls: cast-in-place concrete, precast concrete walls and seat walls, precast concrete stairs.
- Railings, Handrails, and Guardrails: galvanized or stainless steel with cables.
- Fixed Site Furnishings: precast planters, tree grates, bollards, wood back benches, slatted wood bench tops, a drinking fountain, bike racks, shipping containers, and a fire pit
- Lighting: contemporary pedestrian pole lights, bollard lights, column lights, strip lights, catenary lights, wall lights, and wall-washers (up light floods)
- Plantings:
 - Grass will be installed in the Mezzanine Lawn which falls within the existing parkway lawn boundaries. Grass allows for a larger range of programming options than hardscaping while maintaining the openness of the original railroad corridor.
 - New trees will be larger native deciduous canopy trees such as oak or basswood while planting beds will use low- to mid-height perennials and/or grasses.
 - All final new planting selections will be native to this region and drought resistant.

An existing cottonwood located in front of the Columbia Flour Mill as well as existing mature trees within the historic wooded slope will be preserved.

RELATED APPROVALS.

Planning Case #	Application(s)	Description	Action
PLAN 4586	Certificate of Appropriateness	To allow the selective demolition and stabilization of the Fuji Ya building located at 420 North 1st Street in the St. Anthony Falls Historic District.	Approved, July 25, 2017
PLAN 6169	Certificate of Appropriateness	To allow for masonry rehabilitation of the mill ruins (was noticed for Fuji Ya building) building and preliminary grading of the larger Water Works site located at 420 South 1 st Street in the St. Anthony Falls Historic District.	Approved, April 17, 2018
PLAN 7905	Certificate of Appropriateness	For the rehabilitation of the mill ruins and construction of an approximate 4,200 square foot addition to the mill ruins for a park building	Approved, December 11, 2018

PUBLIC COMMENTS. No comment letters have been received regarding this project. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to locate a sign on a non-primary building wall based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

The applicant is proposing to locate a wall sign on the west side of the building. This side of the building does not face a street, a public pathway or an on-site accessory parking area. Given this, a variance is required to locate a sign on a non-primary building wall.

Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The sign on the west side of the building faces an open landscaped plaza on the site. The sign would be located within five feet of the public sidewalk and visible to those heading east on South 1st Street. The applicant has indicated that given the narrowness of South 1st Street and the public sidewalk that a sign facing South 1st Street would have limited visibility.

- The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The applicant is proposing to use the property in a reasonable manner that would be in keeping with the spirit and intent of the ordinance and the comprehensive plan. The intent of the sign regulations is to allow effective signage appropriate to the planned character of each zoning district, to promote an attractive environment by minimizing visual clutter and confusion, to minimize adverse effects on nearby property, and to protect the public health, safety and welfare.

The proposed sign would announce the name of the restaurant located within the park building. Providing a sign on the non-primary but very noticeable west building wall is in keeping with the spirit and intent of the sign regulations as it allows one to know when they have arrived at the restaurant.

- The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The granting of this variance would not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. In addition, granting of the variance would not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

The wall where the sign will be located is visible to those in the open landscaped plaza and to those heading east on South 1st Street. The wall sign would be 32 square feet in size and would be non-illuminated.

Additional Standards for Sign Adjustments

In addition, the Planning Commission shall consider, but not be limited to, the following factors when considering an adjustment to the number, type, height, area, or location of allowed signs on property located in an OR2 or OR3 District or a commercial, downtown, or industrial district:

- The sign adjustment will not significantly increase or lead to sign clutter in the area or result in a sign that is inconsistent with the purpose of the zoning district in which the property is located.*

The proposed sign would be the only sign on the west wall of the building. The only other building mounted signs that are proposed would be on the north and south sides of the building. The wall sign on the north side of the building would announce the park building and the projecting sign on the south side of the building would display the restaurant logo. When walking east on South 1st Street one would see both of the restaurant signs but two signs are not considered sign clutter.

- The sign adjustment will allow a sign that relates in size, shape, materials, color, illumination and character to the function and architectural character of the building or property on which the sign will be located.*

The sign will be made up of individual pin letters and will not be illuminated. The sign will contribute to the historical aesthetic and simplicity of the building.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to increase the size of the sign from zero square feet to 32 square feet based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

The applicant is proposing to locate a wall sign on the west side of the building. This side of the building does not face a street, a public pathway or an on-site accessory parking area. Given this, a variance is required to increase the size of the sign from zero square feet to 32 square feet.

Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The sign on the west side of the building faces an open landscaped plaza on the site. The sign would be located within five feet of the public sidewalk and visible to those heading east on South 1st Street. The applicant has indicated that given the narrowness of South 1st Street and the public sidewalk that a sign facing South 1st Street would have limited visibility. The sign that is proposed is 32 square feet in size; the zoning code would allow a sign that is up to 180 square feet.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The applicant is proposing to use the property in a reasonable manner that would be in keeping with the spirit and intent of the ordinance and the comprehensive plan. The intent of the sign regulations is to allow effective signage appropriate to the planned character of each zoning district, to promote an attractive environment by minimizing visual clutter and confusion, to minimize adverse effects on nearby property, and to protect the public health, safety and welfare.

The proposed sign would announce the name of the restaurant located within the park building. Providing a sign on the non-primary but very noticeable west building wall is in keeping with the spirit and intent of the sign regulations as it allows one to know when they have arrived at the restaurant.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The granting of this variance would not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. In addition, granting of the variance would not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

The wall where the sign will be located is visible to those in the open landscaped plaza and to those heading east on South 1st Street. The wall sign would be 32 square feet in size and would be non-illuminated.

Additional Standards for Sign Adjustments

In addition, the Planning Commission shall consider, but not be limited to, the following factors when considering an adjustment to the number, type, height, area, or location of allowed signs on property located in an OR2 or OR3 District or a commercial, downtown, or industrial district:

1. *The sign adjustment will not significantly increase or lead to sign clutter in the area or result in a sign that is inconsistent with the purpose of the zoning district in which the property is located.*

The proposed sign would be the only sign on the west wall of the building. The only other building mounted signs that are proposed would be on the north and south sides of the building. The wall sign on the north side

of the building would announce the park building and the projecting sign on the south side of the building would display the restaurant logo. When walking east on South 1st Street one would see both of the restaurant signs but two signs are not considered sign clutter.

2. *The sign adjustment will allow a sign that relates in size, shape, materials, color, illumination and character to the function and architectural character of the building or property on which the sign will be located.*

The sign will be made up of individual pin letters and will not be illuminated. The sign will contribute to the historical aesthetic and simplicity of the building.

SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required findings and applicable standards in the site plan review chapter:

Applicable Standards of Chapter 530, Site Plan Review

BUILDING PLACEMENT AND DESIGN

Building placement – Meets requirements

- The existing structure is located up to the property line along South 1st Street and between 48 and 67 feet from the property line along West River Road. The addition that will be built will be constructed on top of the existing structure.
- The placement of the building reinforces the street wall, maximizes natural surveillance and visibility, and facilitates pedestrian access and circulation.
- The area between the building and the lot lines include amenities such as plazas and landscaping.
- There is no on-site accessory parking on the site.

Principal entrances – Meets requirements

- The principal entrance to the building faces West River Parkway. There will be additional entrances to the building on the north and south sides.
- The principal entrance is clearly defined and emphasized through the use of an architectural arch and signage.

Visual interest – Requires alternative compliance

- The building walls provide architectural detail and contain windows in order to create visual interest.
- The south wall of the addition has a segment that is 35.5 feet long and blank and the west wall of the addition has a segment that is 28 feet long and blank. Alternative compliance is required.

Exterior materials – Meets requirements

- The applicant is proposing brick as the building addition's primary exterior material. The existing structure is made out of stone and brick. Each elevation would comply with the City's durability standards for exterior materials (see Table 1). Please note that exterior material changes at a later date may require review by the Planning Commission and an amendment to the site plan review.
- The development is consistent with the City's policy of allowing no more than three exterior materials per elevation, excluding windows, doors, and foundation materials.
- Plain face concrete block is not proposed along any public streets, sidewalks, or adjacent to a residence or office residence district.

- The exterior materials and appearance of the rear and side walls of the building are similar to and compatible with the front of the building.

Table 1. Percentage of Exterior Materials per Elevation

Material	Allowed Max	North	South	East	West
Brick (face)	100%	100%	100%	100%	100%

Windows – Meets requirements

- For nonresidential uses, the zoning code requires that no less than 30 percent of the walls on the first floor are windows with clear or lightly tinted glass with a visible light transmittance ratio of six-tenths (0.6) or higher. No less than ten percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows. Based on the floor plans, all proposed shelving, mechanical equipment, and other similar fixtures allow views into and out of the building between four and seven feet above the adjacent grade. The project is in compliance with the minimum window requirement (see Table 2).
- All windows are vertical in proportion and are evenly distributed along the building walls.

Table 2. Window Requirements for Non-Residential Uses

	Code		Proposed	
2nd floor facing South 1 st Street	10% minimum	103 sq. ft.	322%	31 sq. ft.
1st floor facing West River Road	30% minimum	206 sq. ft.	32%	222 sq. ft.
2nd floor facing West River Road	10% minimum	103 sq. ft.	520%	50 sq. ft.

Ground floor active functions – Meets requirements

- The ground floor facing South 1st Street contains 88 percent (76 feet) active functions and the ground floor facing West River Parkway contains 100 percent (86 feet) active functions.

Roof line – Meets requirements

- The principal roof line of the building will be flat, which is similar to that of surrounding buildings.

Parking garages – Not applicable

- There are no parking garages proposed as part of this project.

ACCESS AND CIRCULATION

Pedestrian access – Meets requirements

- There are clear and well-lit walkways at least four feet in width connecting building entrances to the adjacent public sidewalks.

Transit access – Not applicable

- No transit shelters are proposed as part of this development.

Vehicular access – Meets requirements

- Vehicular access and circulation has been designed to minimize conflicts with pedestrian traffic and with surrounding residential uses as there is no on-site accessory parking on the site.
- There are no curb cuts leading to or from the site.
- There are no public alleys adjacent to the site.
- Service vehicle loading and unloading will be accommodated along West River Parkway. The loading area is not located next to a residence or office residence district.
- There is no maximum impervious surface requirement in the C3A Commercial Activity Center District. According to the materials submitted by the applicant, 34 percent of the site will be impervious.

LANDSCAPING AND SCREENING

General landscaping and screening – Requires alternative compliance

- The overall composition and location of landscaped areas complement the scale of development and its surroundings.
- At least 20 percent of the site not occupied by the building is landscaped. The applicant is proposing approximately 52,475 square feet of landscaping on site, or approximately 45 percent of the site not occupied by buildings (see Table 3).
- The applicant is proposing at least one canopy tree per 500 square feet of the required landscaped area, including all required landscaped yards. The tree requirement for the site is 57 and the applicant is proposing a total of 51 trees.
- The applicant is not proposing at least one shrub per 100 square feet of the required landscaped area, including all required landscaped yards. The shrub requirement for the site is 235 and the applicant is proposing 136 shrubs. Alternative compliance is required.
- The remainder of the required landscaped area is covered with turf grass, native grasses and perennial flowering plants.

Table 3. Landscaping and Screening Requirements

	Code	Proposed
Lot Area	--	121,726 sq. ft.
Building Footprint	--	4,400 sq. ft.
Remaining Lot Area	--	117,326 sq. ft.
Landscaping Required	23,465 sq. ft.	52,478 sq. ft.
Canopy Trees (1:500 sq. ft.)	47 trees	51 trees
Shrubs (1:100 sq. ft.)	235 shrubs	136 shrubs

Parking and loading landscaping and screening – Not applicable

- There is no surface parking proposed for the site, so the site is not subject to the screening and landscaping requirements for parking areas per section 530.170.

Additional landscaping requirements – Meets requirements

- Information included in the landscape plan indicates that the plant materials, and installation and maintenance of the plant materials, would comply with sections 530.200 and 530.210 of the zoning code.
- All other areas not occupied by buildings, plazas or walkways would be covered with turf grass, native grasses and perennial flowering plants.

ADDITIONAL STANDARDS

Concrete curbs and wheel stops – Not applicable

- There are no surface parking spaces proposed on the site.

Site context – Meets requirements

- There are no important elements of the city such as parks, greenways, significant buildings, and water bodies near the site that will be obstructed by the proposed building.
- This building should have minimal shadowing effects on public spaces and adjacent properties.
- This building has been designed to minimize the generation of wind currents at ground level.

Crime prevention through environmental design – Meets requirements

- The site plan employs best practices to increase natural surveillance and visibility, to control and guide movement on the site and to distinguish between public and non-public spaces.
- The proposed site, landscaping and buildings promote natural observation and maximize the opportunities for people to observe adjacent spaces and public sidewalks.
- The project provides lighting on site, at all building entrances and along walkways that maintains a minimum acceptable level of security while not creating glare or excessive lighting of the site.
- The landscaping, sidewalks, lighting, fencing and building features are located to clearly guide pedestrian movement on or through the site and to control and restrict people to appropriate locations.
- The entrances, exits, signs, fencing, landscaping and lighting are located to distinguish between public and private areas, to control access, and to guide people coming to and going from the site.

Historic preservation – Meets requirements

- The site is located in the St. Anthony Falls Historic District. The proposed development includes the rehabilitation and integration of historic structures. The Heritage Preservation Commission approved a Certificate of Appropriateness application for the rehabilitation of the mill ruins and construction of an approximate 4,200 square foot addition to the mill ruins for a park building in December of 2018.

Applicable Regulations of the Zoning Ordinance

The proposed use is permitted in the C3A Commercial Activity Center District.

Off-street Parking and Loading – Not applicable

Table 4. Vehicle Parking Requirements Per Use (Chapter 541)

Use	Minimum	Reductions	Overall Minimum	Maximum Allowed	Proposed
Park	0	--	0	As determined by the Zoning Administrator	0
	0	--	0	--	0

Table 5. Bicycle Parking Requirements (Chapter 541)

Use	Minimum	Short-Term	Long-Term	Proposed
Park	0	--	--	35
	0	--	--	35

Table 6. Loading Requirements (Chapter 541)

Use	Loading Requirement	Loading Spaces	Proposed
Park	None	None	0
	None	None	0

Building Bulk and Height – Meets requirements

Table 7. Building Bulk and Height Requirements

	Code	Bonuses	Total	Proposed
Lot Area	--	--	--	121,726 sq. ft. / 2.79 acres
Gross Floor Area	--	--	--	8,800 sq. ft.
Min. Floor Area Ratio	--	--	--	.04
Max. Floor Area Ratio	2.7	DH Overlay 4.0	4.0	.04
Max. Building Height	4 stories or 56 ft., whichever is less	DH Overlay 6 stories or 84 ft., whichever is less	DH Overlay 6 stories or 84 ft., whichever is less	2 stories or 45.5 ft.

Lot and Residential Unit Requirements – Not applicable

Table 8. Lot and Residential Unit Requirements Summary

	Code	Proposed
Min. Lot Area	--	121,726 sq. ft.
Min. Lot Width	--	--
Max. Impervious Surface Area	--	54%
Max. Lot Coverage	--	4%
Dwelling Units (DU)	--	0 DUs
Density (DU/acre)	--	0 DU/acre

Yard Requirements – Meets requirements

Table 9. Minimum Yard Requirements

Setback	Zoning District	Overriding Regulations	Total Requirement	Proposed
Front (South 1 st Street)	0 ft.	--	0 ft.	0 ft.
Front (West River Parkway)	0 ft.	--	0 ft.	Between 48 and 67 ft.

Signs – Requires variance(s)

- All signs are subject to Chapter 543, On-Premise Signs. The applicant will be required to submit a separate sign permit application for any signage that is proposed.
- The applicant is proposing to locate a wall sign on the west side of the building. This side of the building does not face a street, a public pathway or an on-site accessory parking area. Given this, a variance is required to locate a sign on a non-primary building wall and to increase the size of the sign from zero square feet to 32 square feet.
- The only other building mounted signs that are proposed would be on the north and south sides of the building. The wall sign on the north side of the building would announce the park building and the projecting sign on the south side of the building would display the restaurant logo. Both of these signs meet the requirements of Chapter 543, On-Premise Signs.

Screening of Mechanical Equipment – Meets requirements with Conditions of Approval

- All mechanical equipment is subject to the screening requirements of Chapter 535, Regulations of General Applicability.
- The applicant is proposing to locate mechanical equipment on the rooftop of the building. The rooftop mechanical equipment will be screened.
- The applicant is working with Xcel Energy to relocate some existing mechanical equipment on the site and to locate some new mechanical equipment on the site. The location of this equipment is still being determined. CPED is recommending that all mechanical equipment be screened per the requirement of Chapter 535, Regulations of General Applicability.

Refuse Screening – Meets requirements

- All refuse and recycling storage containers are subject to the screening requirements in Chapter 535, Regulations of General Applicability.
- The refuse and recycling storage containers will be located in an enclosure north of the building.

Lighting – Meets requirements with Conditions of Approval

- Existing and proposed lighting must comply with Chapter 535, Regulations of General Applicability.
- A lighting plan showing footcandles was not submitted as part of the application materials. CPED is recommending that the final lighting plan conform to the standards of Chapter 535, Regulations of General Applicability.

Fences – Not applicable

- Fences must comply with the requirements in Chapter 535, Regulations of General Applicability.
- The applicant is not proposing any fencing as part of the development.

Specific Development Standards – *Not applicable*

- Parks are not subject to any specific development standards in Chapter 536, Specific Development Standards.

Overlay District Standards – *Meets requirements*

- The development is in compliance with the standards of the DH Downtown Height Overlay District, the DP Downtown Parking Overlay District, the SH Shoreland Overlay District and the MR Mississippi River Overlay District.

Applicable Policies of the Comprehensive Plan

The Minneapolis Plan for Sustainable Growth identifies the site as parks and open space on the future land use map. The proposed development is consistent with the following principles and policies outlined in the comprehensive plan:

Heritage Preservation Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.

- 8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.
- 8.1.2 Require new construction in historic districts to be compatible with the historic fabric.
- 8.1.3 Encourage new developments to retain historic resources, including landscapes, incorporating them into new development rather than removal.

Heritage Preservation Policy 8.3: Explore and protect potential archeological resources in the city.

- 8.3.2 Protect potential and known prehistoric, as well as 19th and 20th century archaeological sites and artifacts.
- 8.3.3 Utilize existing identified sites, such as those associated with the city's milling and industry along the riverfront, as examples for documentation and interpretation of archeological resources.

Heritage Preservation Policy 8.5: Recognize and preserve the important influence of landscape on the cultural identity of Minneapolis.

- 8.5.1 Identify and protect important historic and cultural landscapes.

Urban Design Policy 10.13: Work with institutional and public partners to assure that the scale and form of new development or expansion will occur in a manner most compatible with the surrounding area.

- 10.13.3 Encourage institutional uses and public buildings and facilities to incorporate architectural and site design that is reflective of their civic importance and that identifies their role as focal points for the community.
- 10.13.4 Promote active uses at the ground floor level.

Urban Design Policy 10.14: Encourage development that provides functional and attractive gathering spaces.

- 10.14.1 Increase resident access to and use of facilities and meeting spaces in parks, libraries, schools, and not-for-profit institutions and places of worship.
- 10.14.2 Investigate existing gathering spaces on publicly owned land that are underutilized and make recommendations about how they could be improved.
- 10.14.3 Encourage the creation of new parks and plazas.

10.14.4 Emphasize improving public access to and movement along the riverfront.

10.14.5 Views of the river should favor vistas that try to give longer views of the river.

CPED finds that the proposed development is in conformance with the above policies of *The Minneapolis Plan for Sustainable Growth*.

Applicable Development Plans or Objectives Adopted by the City Council

The site is located within the boundaries of the Update to the Historic Mills District Master Plan adopted by the City Council in 2001. While the site is located within the boundaries of this plan there is no specific land use guidance for it.

Alternative Compliance

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that the project meets one of three criteria required for alternative compliance. Alternative compliance is requested for the following requirements:

- **Visual interest.** The south wall of the addition has a segment that is 35.5 feet long and blank and the west wall of the addition has a segment that is 28 feet long and blank. Through the Heritage Preservation Commission review of this project the applicant was asked to simplify the building. There had been more decorative brick work on the elevations but it was removed in order to meet the preservation guidelines. CPED is recommending that the City Planning Commission grant alternative compliance.
- **General landscaping and screening.** The applicant is not proposing at least one shrub per 100 square feet of the required landscaped area, including all required landscaped yards. The shrub requirement for the site is 235 and the applicant is proposing 136 shrubs. The applicant has indicated that the planting areas are largely in locations where shrubs would be too large and they are looking for more native diversity. In addition to the 136 shrubs, there will be 5,114 native grasses and perennial flowering plants provided on site. CPED is recommending that the City Planning Commission grant alternative compliance.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by the Minneapolis Park and Recreation Board for the properties located at 304, 306, 336 and 420 South 1st Street and 5 South 3rd Street:

A. Variance of sign standards.

Recommended motion: **Approve** the variance to locate a sign on a non-primary building wall, subject to the following conditions:

1. The wall sign shall not be larger than 32 square feet.

B. Variance of sign standards.

Recommended motion: **Approve** the variance to increase the size of the sign from zero square feet to 32 square feet, subject to the following conditions:

1. The wall sign shall not be larger than 32 square feet.

C. Site Plan Review.

Recommended motion: **Approve** the site plan review for an addition to an existing structure for a public park, subject to the following conditions:

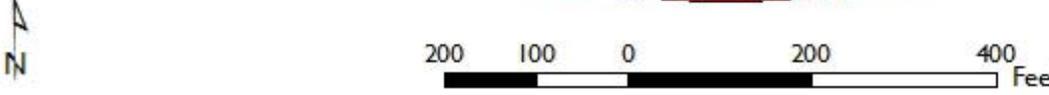
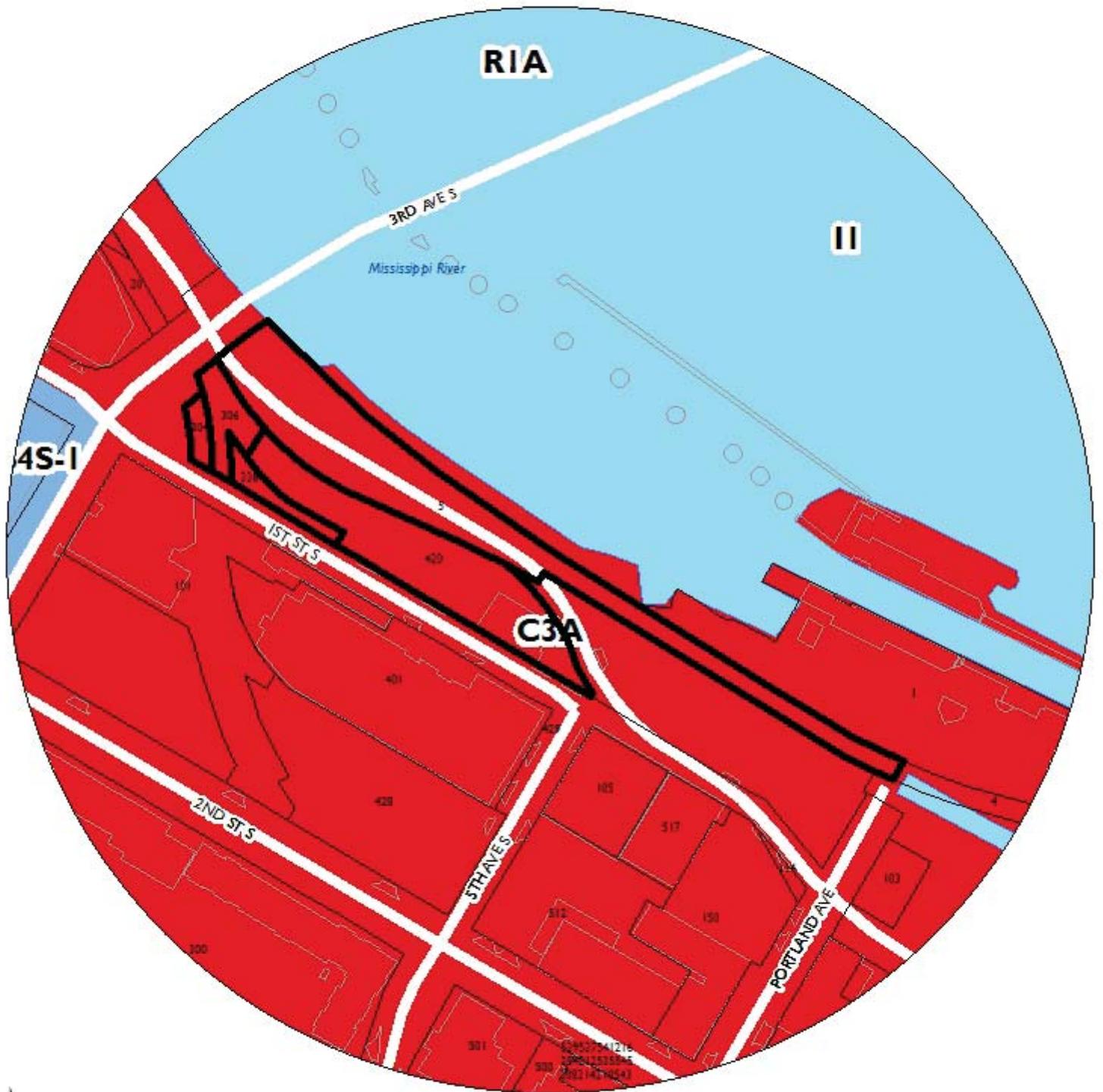
1. All site improvements shall be completed by March 25, 2021, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. All mechanical equipment shall be screened per the requirement of Chapter 535, Regulations of General Applicability.
4. The final lighting plan shall conform to the standards of Chapter 535, Regulations of General Applicability.

ATTACHMENTS

1. Zoning map
2. Written description and findings submitted by applicant
3. Sign information
4. Civil, landscape and architectural plans
5. Renderings
6. Shadow study
7. Photos
8. Correspondence

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
304, 306, 336 and 420 South 1st Street and 5 3rd Avenue South

FILE NUMBER
PLAN8363

Water Works Project Description

2019-02-08

Water Works is a park development project in Mill Ruins Park overlooking the Falls of St. Anthony. The project is being designed around a mix of indoor and outdoor public spaces. There are two phases to construction. The goal is to open the Mezzanine phase in 2012, which includes a lawn, pavilion, outdoor terraces, a small hillside performance venue, picnicking and play area, and outdoor seating plaza. The future Riverside phase will include reconfigured trails, public river access, and an unearthing of buried mill ruins to create a sunken performance venue, and plaza area with water features. Because of the rich history in the area, the park design for both phases is organized around revealing, conserving, and celebrating archaeology in the context of a public space at the foot of the falls. However, each phase can and will develop at separate times and are not mutually dependent on the other. The future Riverside phase will expand the usable park areas. Funding for the Riverside Phase is currently unavailable and there is not specific timeline set for improvements.

From 2012 to 2015 the MPRB conducted a planning process for the Central Mississippi Riverfront Regional Park and developed a concept for the Water Works area. The concept is an ambitious multi-phase undertaking by the MPRB to provide a versatile park program for the next generation and improve connections between downtown Minneapolis and the Mississippi riverfront. After Mill Ruins Park and the Stone Arch Bridge were opened, the riverfront saw a rapid increase in visitors. However, visitor services are lacking, and the Water Works site currently contains a closed building, three parking lots, and challenging circulation routes. The proposed design will provide indoor and outdoor gathering and support spaces, and improved circulation for a better downtown/riverfront connection. Similar to attractions such as Sea Salt and Sand Castle, The Sioux Chef team will operate a year round food venue out of the public building. The two story building will have an MPRB staff office and desk, public seating and multi-purpose spaces, and includes an elevator to help visitors get down the steep riverfront topography. Graphic renderings attached show the project site and proposed plan.



Image 1: Current Water Works Site Plan



Image 2: Current Water Works Site Rendering from over Saint Anthony Falls



Image 3: Water Works Pavilion and Main Plaza (West River Parkway rendering, looking downstream)



Image 4: Water Works Pavilion (First Street South rendering, looking downstream)

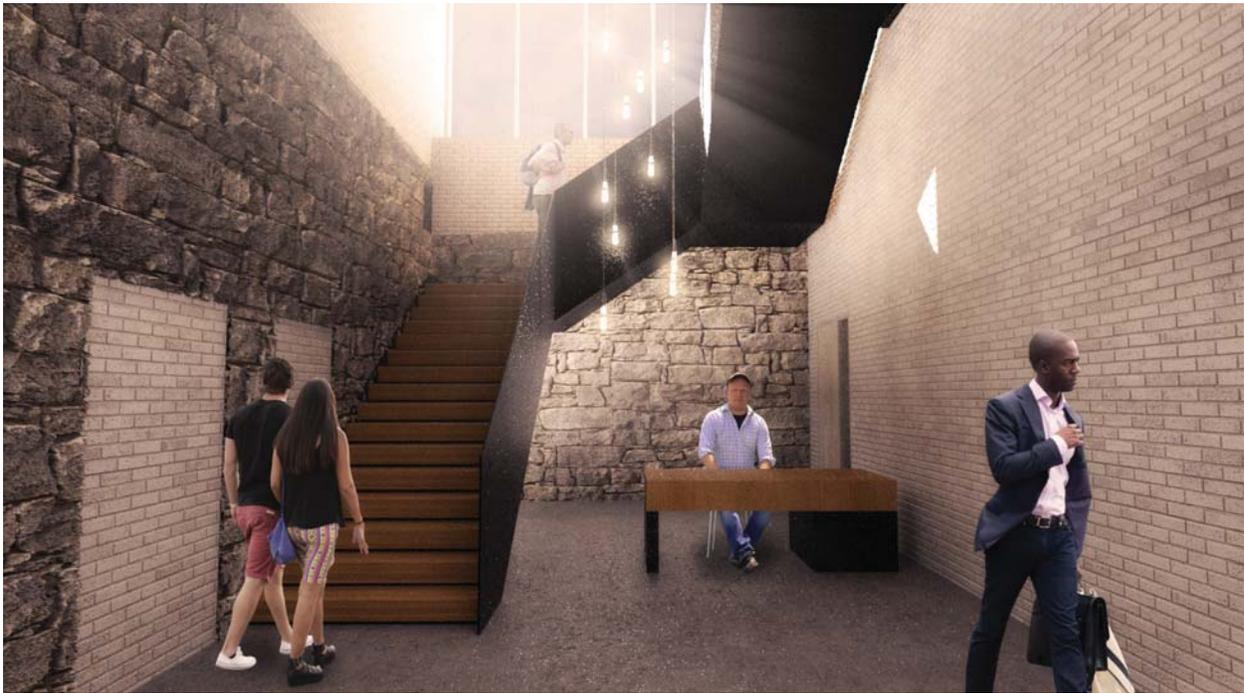


Image 5: Water Works Pavilion Main Lobby



Image 6: Water Works Pavilion Upper Lobby and Restaurant Dining



Image 7: Water Works South Plaza (aerial view)



Image 8: Water Works Main Plaza (looking downstream at Columbia Flour Mill)



Image 9: Water Works Mezzanine Lawn and City Steps (looking upstream from above Main Plaza)



Image 10: Water Works Upper Terrace (looking downstream from above First Street South)

Water Works Zoning Statements

2019-02-27

Attachment 12 - Statement

CONDITIONAL USE PERMITS:

This Land Use Application is for the Pavilion and Landscape Design and requires C3A, Downtown Height, Downtown Parking, Shoreland, and Mississippi River Critical Area Zoning approvals. We have reviewed the zoning requirements for each district and believe the project complies with all applicable standards except for the building height. Because a portion of the new building will be 38' high and the chimney will be 45'-6" high, it exceeds the allowable height of 35' for buildings within the Shoreland Overlay District. We are seeking a Conditional Use Permit to allow this project to proceed. Existing historic resources, such as ceilings and walls from the milling era, are driving the proposed building height. The top of the majority building will be the same height as the top of the former Fuji Ya restaurant that was also 38' tall or lower. The chimney at 45'-6" high is needed to allow a maximum variety of kitchen cooking equipment that can utilize either wood fuel or gas.

- (1) The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
 - a. The project provides important public support functions such as shelter, restrooms, gathering spaces, public staff, food, seating, lighting, and accessible routes.
- (2) The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
 - a. The project is largely public park and a small two story building and should not impact surrounding properties.
- (3) Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.
 - a. Provided and being reviewed by PDR
- (4) Adequate measures have been or will be taken to minimize traffic congestion in the public streets.
 - a. The project will have limited loading and waste removal services. The project has loading areas on the lower parkway road and upper First Street Road that do not interfere with traffic routes.
- (5) The conditional use is consistent with the applicable policies of the comprehensive plan.
 - a. The project provides public park spaces to an underserved area of the City.
- (6) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.
 - a. The project conforms to all applicable regulations of the district.

INCREASING MAXIMUM HEIGHT:

- (1) Access to light and air of surrounding properties.
 - a. The building is the same height and size as the previous building, and at two stories, does not shade adjacent properties.
- (2) Shadowing of residential properties, significant public spaces, or existing solar energy systems.
 - a. See Attachment 9 for shadow study that shows no negative impacts to adjacent properties.
- (3) The scale and character of surrounding uses.
 - a. The surrounding uses are mainly office and residential buildings with some limited first floor commercial space. Most of the buildings are many stories, with a one-story building located just across First Street. The new pavilion is two stories, but given the topography, the top level functions as a one story building on First Street. The size of the building is compatible with adjacent uses, and continues the pattern of lower buildings closer to the riverfront.
- (4) Preservation of views of landmark buildings, significant open spaces or water bodies.
 - a. The building is no higher than the previous building and is largely between the adjacent residential building's garage front and the river. The site design provides views and access to the river.

SIGN VARIANCE:

This Land Use Application is for the Pavilion and Landscape Design and requires a variance for two proposed signs:

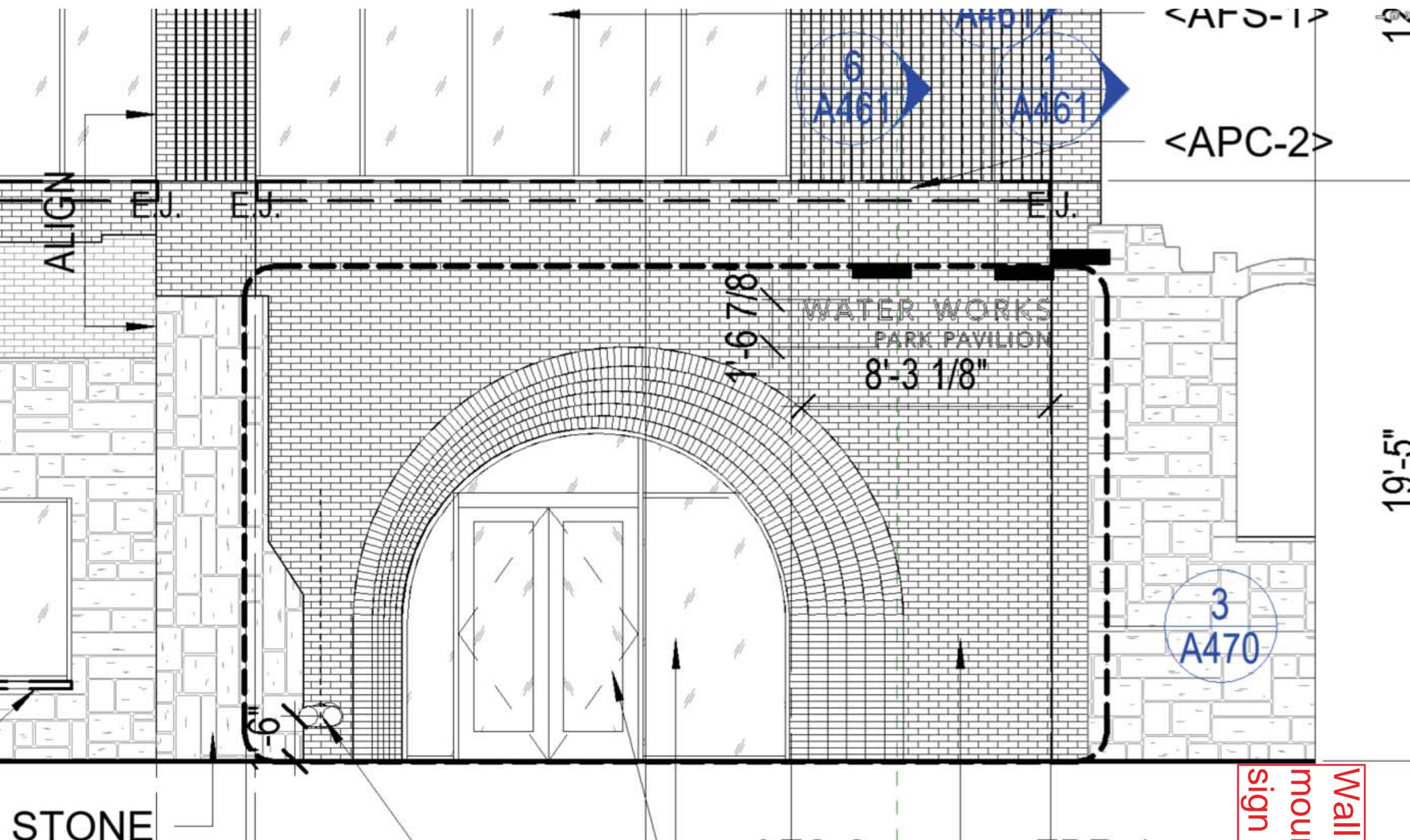
- (1) The sign adjustment will not significantly increase or lead to sign clutter in the area or result in a sign that is inconsistent with the purpose of the zoning district in which the property is located.
 - a. The project is located within the C3A commercial district and includes a commercial use; signage for the food vendor is an important part of maintaining a viable business.
 - b. The sign on the west elevation faces an open landscaped plaza, is within 5 feet of the public sidewalk and is readily visible to the street that runs perpendicular to the building. Because of the narrow street and public sidewalk along First Street signs facing directly towards the street have limited visibility. We are therefore requesting this variance to allow for this wall sign to be located at the west elevation. The proposed sign included in this request is 32 square feet in area and includes non-illuminated offset letters.
- (2) The sign adjustment will allow a sign that relates in size, shape, materials, color, illumination and character to the function and architectural character of the building or property on which the sign will be located.
 - a. The sign will utilize pin letters so the brick façade will remain fully visible around the letters. The signs are simple and do not create visual clutter, but do convey important

information for visitors along key travel routes. The signs are not lit, which will allow them to be seen during key times of park use, but will limit visibility outside of the daytime.

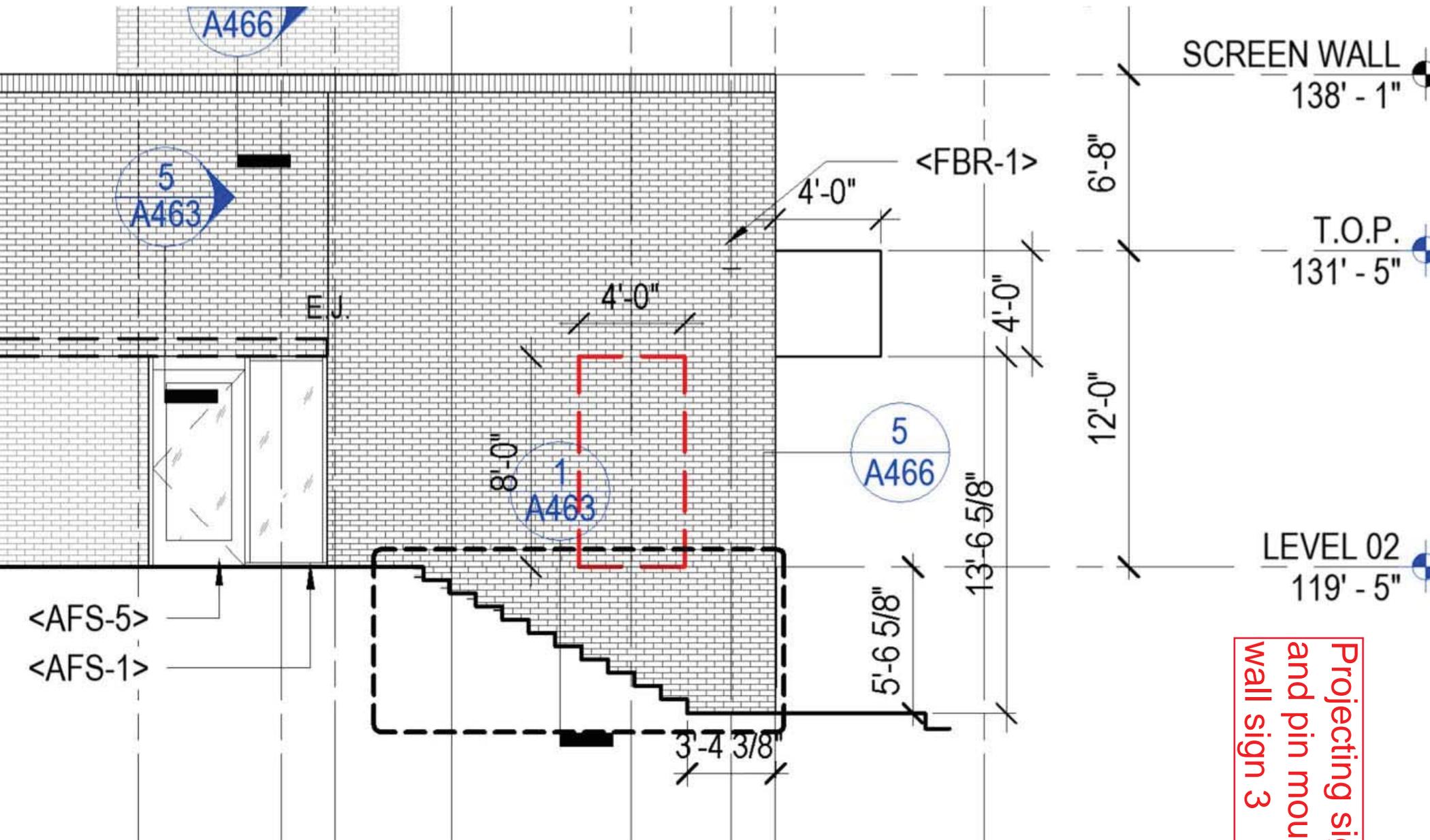
Attachment 10-
Signs



Projecting sign 2
and pin mounted
wall sign 3

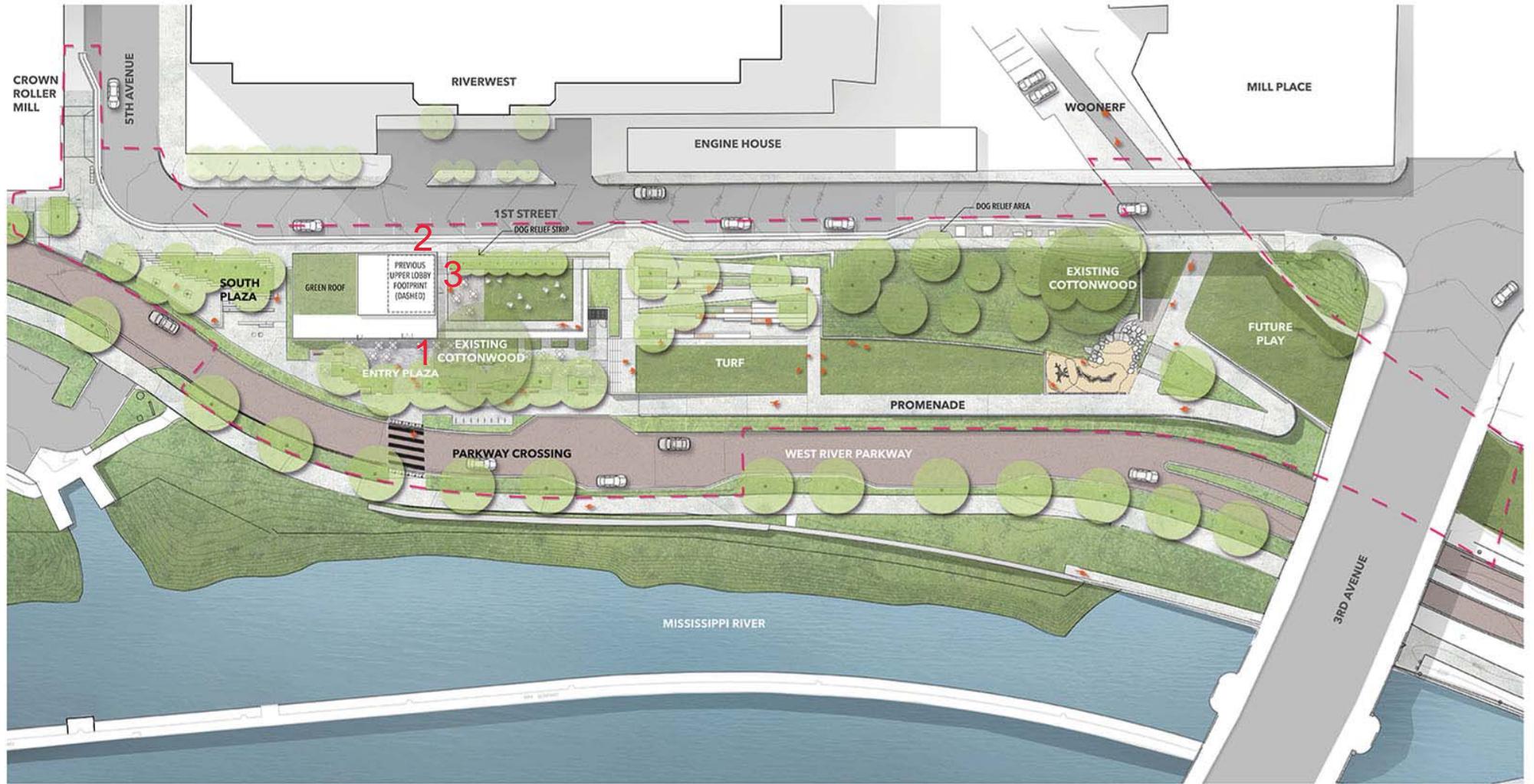


Wall mounted sign 1



Projecting sign 2
and pin mounted
wall sign 3

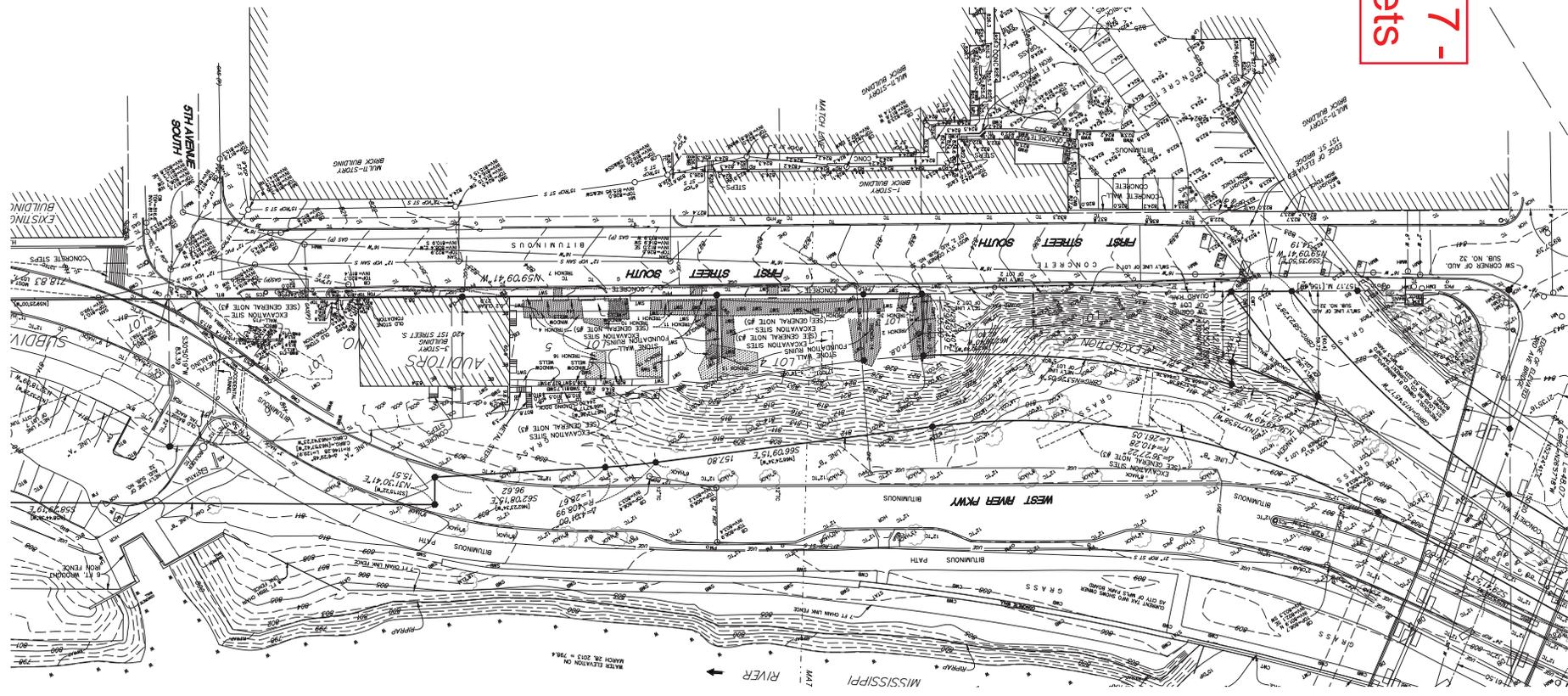
PLAN



Attachment 7 - Project Sheets

LEGEND

○	Denotes iron monument set marked with P.L.S. No. 44900
●	Denotes found iron monument
●	Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44900 set
□	Denotes elevations on bridge deck
AC	Denotes air conditioner
AGP	Denotes above ground pipe
AS	Denotes advertising and information sign
ANT	Denotes antenna
BD	Denotes bridge deck
BE	Denotes building entrance
BN	Denotes bench
BT	Denotes beehive catch basin
BRG	Denotes bridge
BS	Denotes bridge support
BTL	Denotes bucolvert curb
BWB	Denotes brick wall base
CB	Denotes catch basin
CBX	Denotes control box
CMH	Denotes communication manhole
COL	Denotes building column
CS	Denotes curb stop
CST	Denotes concrete step
CWB	Denotes concrete wall base
CWT	Denotes concrete wall top
DB	Denotes decorative bridge
DC	Denotes decorative concrete
DP	Denotes ductile iron pipe
EM	Denotes electric meter
EMH	Denotes electric manhole
FW	Denotes face of walk
G	Denotes gutter
GAS V	Denotes gas valve
GCR	Denotes garage card reader
GM	Denotes gas meter
GP	Denotes guard post
GRDL	Denotes ground light
GRL	Denotes guard rail
GW	Denotes guy wire
HCRB	Denotes handicap door push button
HCR	Denotes disabled ramp
HCS	Denotes disabled sign
HRE	Denotes electric hand hole
HYD	Denotes fire hydrant
KWB	Denotes keystone wall base
LP	Denotes light pole
MC	Denotes metal cover
MG	Denotes metal grate
MH	Denotes manhole
MOMELL	Denotes monitoring well
OD	Denotes overhead door
OHC	Denotes overhead communication line
OHE	Denotes overhead electric line
OPC	Denotes outdoor power center
(P)	Denotes per plan
PVC	Denotes parking sign
PM	Denotes parking meter
PP	Denotes power pole
PPLP	Denotes power and light pole
PPU	Denotes power pole with underground utility
PVC	Denotes polyvinylchloride pipe
RCP	Denotes reinforced concrete pipe
RD	Denotes roof drain
SM	Denotes sanitary manhole
SAN S	Denotes sanitary sewer
SMH	Denotes storm manhole
SPD	Denotes water spigot
STAT	Denotes statue
ST	Denotes surmountable curb
ST S	Denotes storm sewer
SWB	Denotes stone wall base
SWT	Denotes stone wall top
TC	Denotes top of concrete curb
TCS	Denotes traffic control sign
TD	Denotes trench drain
TRANS	Denotes traffic light
UGC	Denotes underground communication line
UCL	Denotes underground electric line
V	Denotes vent
VCP	Denotes vitrified clay pipe
W	Denotes water line
WF	Denotes water fountain
WMH	Denotes water manhole
WV	Denotes water valve
WWS	Denotes wood wall base
WWT	Denotes wood wall top
ARB	Denotes Arborvitae
BAS	Denotes Basswood tree
BOX	Denotes Boxelder tree
CD	Denotes Cedar tree
CEJ	Denotes Cottonwood tree
CRAB	Denotes Crabapple tree
HACK	Denotes Hackberry tree
LOC	Denotes Locust tree
PN	Denotes Pine tree
SHB	Denotes Shrub
TR	Denotes deciduous tree



SURVEYOR'S CERTIFICATION
To: City of Minneapolis, acting by and through its Park and Recreation Board, a Minnesota public body corporate and politic and First American Title Insurance Company.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(c), 8, 9 and 11 of Table A thereof. The fieldwork was completed on April 21, 2016.

Dated this 6th day of May 2016.
SUNDE LAND SURVEYING, LLC
By: *John J. Deane*
John J. Deane, P.E.S., Minn. Lic. No. 44900

▲ Add topso area as noted with red rev. cloud	JND	03/18/2016
▲ Add topso area as noted with red rev. cloud	JND	04/02/2016
▲ Add stone wall turns	JND	02/02/2017
▲ Add stone wall turns	JND	02/12/2017
▲ Verify utilities	SMH	06/02/2017
Revised	JND	Date
	JND	Date

Drawing Title:
ALTA/NSPS LAND TITLE SURVEY FOR:
MINNEAPOLIS PARK & RECREATION BOARD
CENTRAL RIVERSIDE

SUNDE LAND SURVEYING 8001 East Hennepin Avenue, Suite 118
Minneapolis, MN 55425
952-881-2400 (Fax: 952-888-9298)

Project: 2015-032-01 By: JND/55/27 Date: 05/18/2016
Form: 29 Range: 24 Section: 23 Sheet: 1

GENERAL NOTES

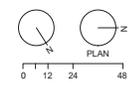
- The boundary is subject to change due to natural causes and it may or may not represent the actual location of the limit of title.
- Points shown at an angle of 45 degrees and contained in a square outline are elevations taken on the top of a bridge support.
- Excavation sites by The 106 Group Ltd. shown hereon are as located by Sunde Land Surveying, LLC. in 2006.
- Survey coordinate and bearing basis: Hennepin County Coordinates
- Excavation sites by The 106 Group Ltd. shown hereon are as located by Sunde Land Surveying, LLC. in August 2017.

UTILITY NOTES

- Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- No underground utility locations were observed as having been marked onsite in response to our Copher State One Call, ticket number 160400081-nothing marked.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.
- Tall Races and Tunnels shown hereon are shown in their approximate location from available plans.

FLOOD_ZONE_NOTE

1.) The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and Zone AE (Base Flood elevations determined) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 2701720357E, dated September 2, 2004. This information was obtained from the FEMA Map Service Center web site.



CONTRACT DOCUMENTS
01/31/2019

I hereby certify that this document 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.

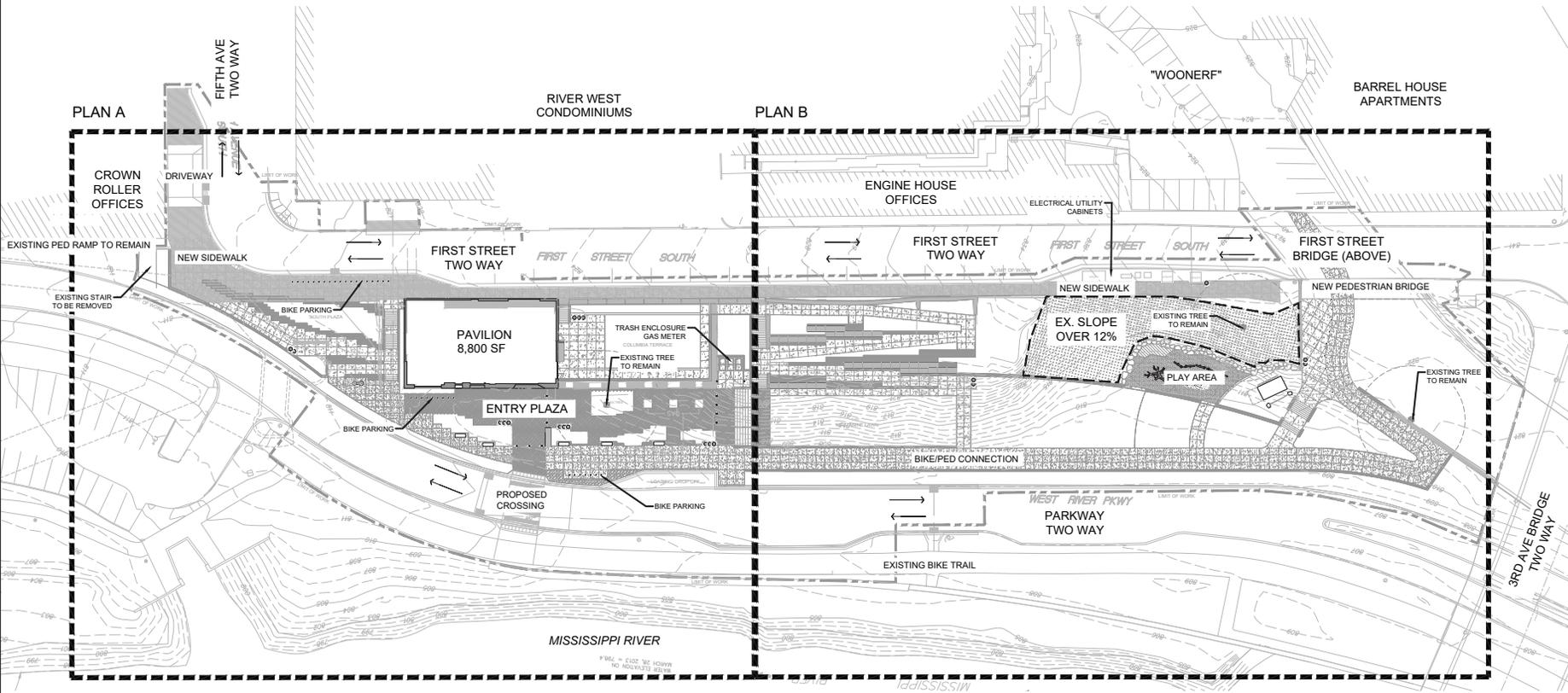
Name: THOMAS J. WHITLOCK
Registration#: 26292
Signature: *Thomas J. Whitlock* Date: 01/31/2019

Date: _____
DF/ Project #: 16-139
Scale: AS NOTED
Drawn/Checked: AMJ/G

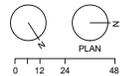
ISSUED: _____ DATE: _____
100% CDs: 01/31/2019

EXISTING CONDITIONS SURVEY

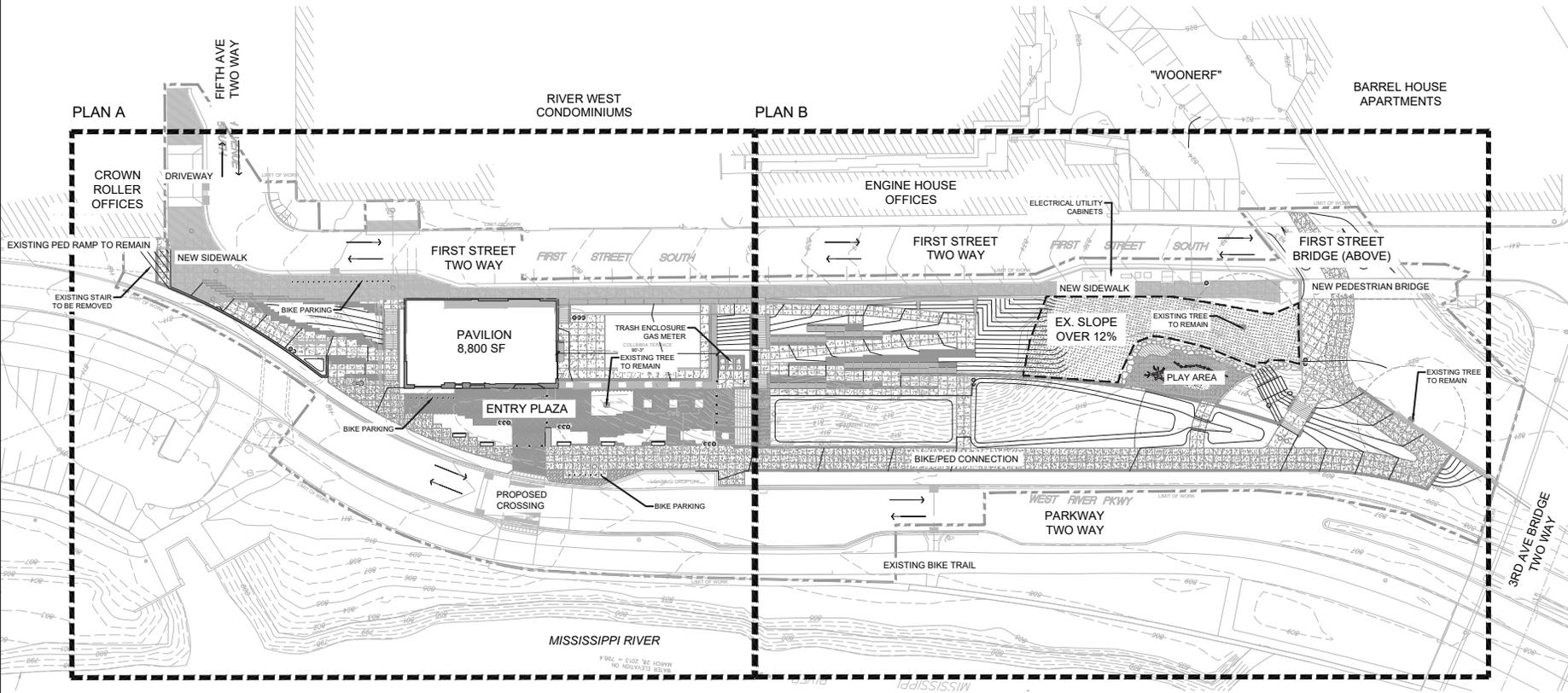
LS00



- EXPOSED OR BURIED HISTORIC WALL (SAVE AND PROTECT)
- PROPOSED CAST IN PLACE CONCRETE WALL
- PROPOSED PRECAST WALL
- PROPOSED CIP WALK (23,548 SF)
- PROPOSED UNIT PAVERS (4,563 SF)



Existing Slopes



CONTRACT DOCUMENTS
 01/31/2019

I hereby certify that this document 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.

Name: THOMAS J. WHITLOCK
 Registration #: 26292
 Signature: *[Signature]* 01.31.2019
 Date

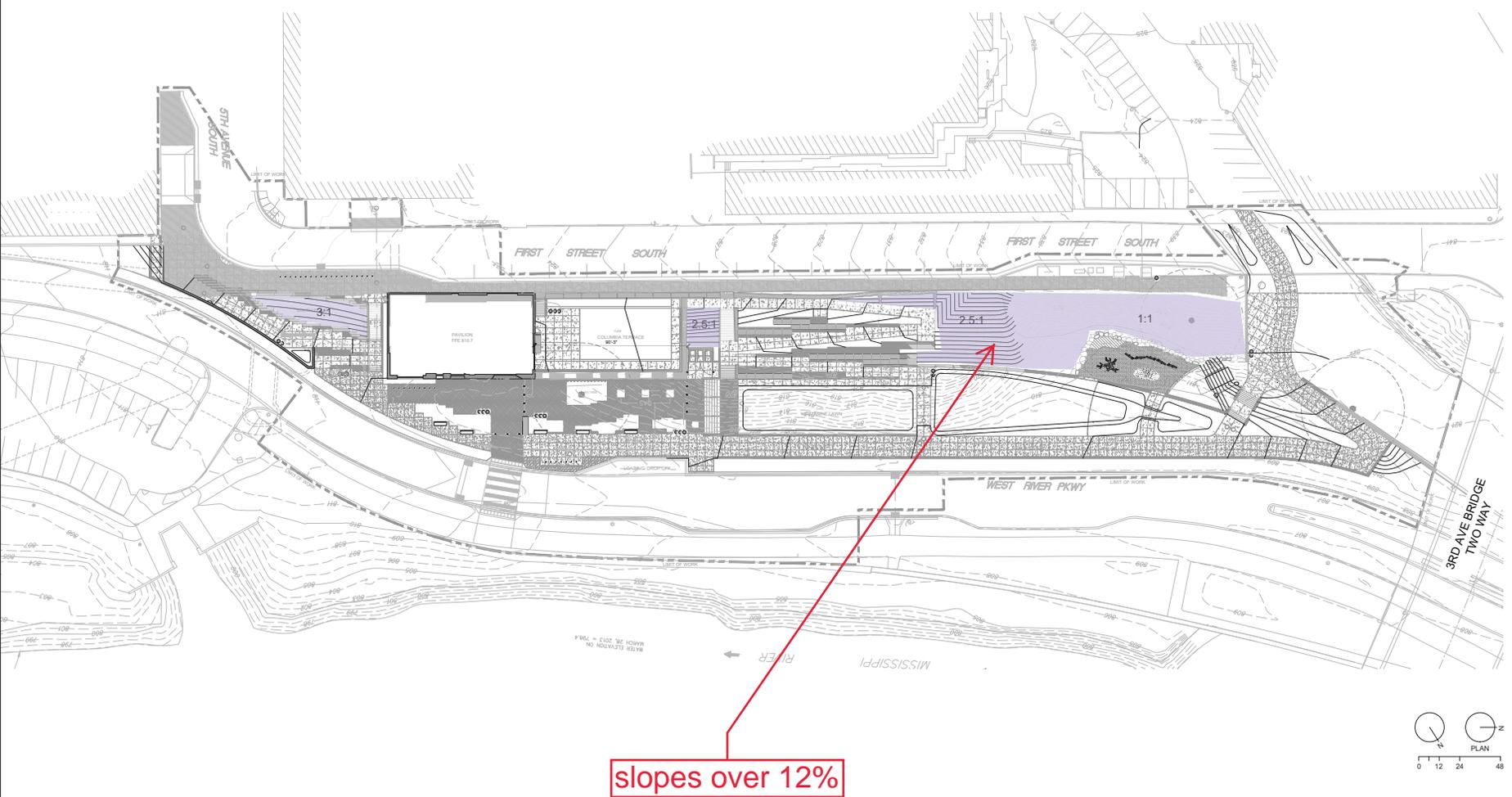
Date: _____
 DF/ Project #: 16-139
 Scale: AS NOTED
 Drawn/Checked: AMJG

ISSUED: _____ DATE: _____
 100% CDs: 01.31.2019

SITE
 ORIENTATION
 PLAN

LS02

Proposed Slopes



slopes over 12%

QUANTITIES DEPICTED BELOW ARE ESTIMATES AND REQUIRE CONTRACTOR VERIFICATION

MATERIALS SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
CURB								
CB-01	CURB TYPE 1 - 12" FLUSH CURB	26 LF	7/L-500	12" CONC. CURB			STANDARD	
CB-02	CURB TYPE 2 - 18" FLUSH CURB	21 LF	7/L-500	18" CONC. CURB			STANDARD	
DECKING								
CODE	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
DECK	WOOD DECKING - PLAY PLATFORM	106 SF	2/L-520	CEDAR DECKING				SEE DETAILS
EDGING								
CODE	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
ED-01	EDGE TYPE 1 - PAVER RESTRAINT EDGER	377 LF	6/L-600	1/8" X 3" X 3" STEEL EDGE RESTRAINT	CUSTOM	CUSTOM	RAW STEEL	
ED-02	EDGE TYPE 2 - STEEL PLANTING EDGER	70 LF	9/L-600	3/16" STEEL EDGING STAKED IN PLACE		3/16" GALV. STEEL	BLACK	
ED-03	EDGE TYPE 3 - THICKENED CONCRETE EDGE	87 LF	4/L-600	THICKENED EDGING IN CONCRETE WALK	N/A	N/A	STANDARD CONCRETE	
FENCE & GUARDRAIL								
CODE	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
FE-01A	FENCE TYPE 1A - CABLE GUARD RAIL W/ HANDRAIL	606 LF	1/L-508	CUSTOM METAL GUARDRAIL, 42" HEIGHT, FINISH: HOT DIP GALV	CUSTOM	CUSTOM	GALV STEEL - SEE SPEC	
FE-01B	FENCE TYPE 1B - CABLE GUARD RAIL W/O HANDRAIL	73 LF	6/L-508	CUSTOM METAL GUARDRAIL, 42" HEIGHT, FINISH: HOT DIP GALV	CUSTOM	CUSTOM	GALV STEEL - SEE SPEC	
FE-01C	FENCE TYPE 1C - CABLE GUARDRAIL PLATE MOUNT	243 LF	7/L-508	CUSTOM METAL GUARDRAIL, 42" HEIGHT, FINISH: HOT DIP GALV. AND POWDERCOAT.	CUSTOM	CUSTOM	GALV STEEL - SEE SPEC	
FE-02	FENCE TYPE 2 - TEMPORARY GUARDRAIL	53 LF	8/L-506					
FE-03	FENCE TYPE 3 - RAILROAD RAIL KICK RAIL	56 LF	/	RR KICK RAIL	CUSTOM		UNFINISHED	SEE DETAIL
FE-04	FENCE TYPE 4 - ADA VIEWING AREA KICK RAIL	35 LF	12/L-506	GALV STEEL KICK RAIL	CUSTOM	CUSTOM	GALV STEEL - SEE SPEC	
HANDRAIL								
CODE	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
HR-01	HANDRAIL TYPE 1 - GALV HANDRAIL	262 LF	2/L-505	1 1/2" DIA. GALV STEEL RAIL			NATURAL	PROVIDE SHOP DRAWINGS
LIGHTING								
CODE	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
LT-01	LIGHT TYPE 01 - PEDESTRIAN SCALE POLE LIGHT	21		PEDESTRIAN SCALE POLE LIGHT	SEE E-500		STANDARD CONCRETE	SEE ELECTRICAL PLANS
LT-02	LIGHT TYPE 02 - PATHWAY/GARDEN LIGHT BOLLARD	18	4/L-507	GARDEN LIGHT	BEGA		TBD	SEE ELECTRICAL PLANS
LT-07	LIGHT TYPE 07 - FLOOD LIGHT	6		FLOOD LIGHT AND STANCON	SEE E-500		TBD	SEE ELECTRICAL PLANS
MISCELLANEOUS								
CODE	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
M-01	TEXT ANCHOR	16	3/L-506	TIE DOWN ABOVE GRADE BEAM AND SPREAD FOOTING				
M-02	TRASH ENCLOSURE ROOF	1		CORRUGATED METAL ROOF (SEE STRUCTURAL SHEETS)				
M-03	ELECTRICAL PEDESTAL	3	6/L-507	COLE LIGHTING TL310-WCS SERIES				
MINERAL MULCH								
CODE	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
MM-01	MINERAL MULCH TYPE 1 - GRANITE RUBBLE	244 SF	3/L-509	3-6" DIA. STONE OVER FILTER FABRIC	COLDSRING OR EQUAL	3'-6" GRANITE TO MATCH PAVERS	CLEAN WASHED	
MM-02	MINERAL MULCH TYPE 2 - 1/2" DRESSER TRAP ROCK	89 SF	3/L-507	1/2" DIA. STONE OVER FILTER FABRIC			GREY	
MM-03	MINERAL MULCH TYPE 3 - 1 1/2" TRAP ROCK	2,621 SF	3/L-509	1 1/2" DIA. STONE OVER FILTER FABRIC			TRAP ROCK	
PAVING								
CODE	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
P-01A	PAVING TYPE 1A - 4" CONCRETE PAVING	13,816 SF	1/L-500	4" THK. CONCRETE OVER 6" COMPACTED BASE	N/A	C.I.P. CONCRETE	STANDARD GRAY	
P-01B	PAVING TYPE 1B - 6" CONCRETE PAVING	9,732 SF	2/L-500	6" THK. CONCRETE OVER 6" COMPACTED BASE	N/A	C.I.P. CONCRETE	STANDARD GRAY	
P-02	PAVING TYPE 2 - UNIT PAVING	4,563 SF	5/L-500	24"X6"X5.85" PAVERS, SEE DETAIL	UNILOCK	PROMENADE 6X24 D	STEEL GRAY	SEE SPEC FOR ALTERNATE PAVER INFO
P-03	PAVING TYPE 3 - ENGINEERED WOOD FIBER	1,180 SF	4/L-522	9" DEPTH ENGINEERED WOOD FIBER	FIBAR	PLAYGROUND HARDWOOD MULCH		TO BE SELECTED BY LANDSCAPE ARCHITECT
P-04A	PAVING TYPE 4A - RESILIENT SURFACING OVER AGGREGATE	315 SF	3/L-522	POURED-IN-PLACE RUBBER	SURFACE AMERICA	DUAL LAYER POURED RUBBER	50/50 BLACK AND BROWN	SUBMIT SAMPLES TO LANDSCAPE ARCHITECT
P-04B	PAVING TYPE 4B - RESILIENT SURFACING OVER CONCRETE	428 SF	1/L-522	POURED-IN-PLACE RUBBER OVER 4" CONCRETE	SURFACE AMERICA	DUAL LAYER POURED RUBBER	50/50 BLACK AND BROWN	
PLAQUE								
CODE	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
PL-01	PLANT ID SIGN	18	6/L-530					
SITE FURNITURE								
CODE	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
SF-06	CUSTOM PRECAST CONCRETE GAS FIREPIT	3	4/L-504	GAS FIRE FEATURE	PRECAST ENCLOSURE, HPC BURNER	HPC EL ON/OFF BURNER	BOARD FORMED CONCRETE FINISH, SMOOTH TOP	
STAIRS								
CODE	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	PRODUCT/MODEL	COLOR/FINISH	COMMENTS	
ST-01	STAIR TYPE 1 - CAST IN PLACE	619 LF	1/L-505	SOLID CONCRETE TREADS/RISERS		STANDARD GRAY	SEE DETAIL	
ST-02	STAIR TYPE 2 - 18" PRECAST TREAD	256 LF	1/L-510	SOLID 6" X 18" PRECAST CONCRETE TREAD/RISER		PRECAST TREAD TO MATCH WALL TYPE 2	SEE DETAIL	
WALL								
CODE	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
WL-01A	WALL TYPE 1A - 12" CAST IN PLACE RETAINING WALL	752 LF	2/L-501	CIP CONCRETE WALL			STANDARD	
WL-01B	WALL TYPE 1B - 8" CAST IN PLACE RETAINING WALL	38 LF	3/L-501	CIP CONCRETE WALL			STANDARD	
WL-01C	WALL TYPE 1C - CAST IN PLACE COLUMBIA SUPPORT WALL	123 LF	1/L-312	CIP CONCRETE WALL			BOARD FORM FINISH	SEE STRUCTURAL DRAWINGS
WL-02-A.1	WALL TYPE 2A.1 - CITY STEPS PRECAST SEAT WALL	357 LF	1/L-502	PRECAST CONCRETE			PRECAST CONCRETE	TO BE SELECTED BY LANDSCAPE ARCHITECT
WL-02-A.2	WALL TYPE 2A.2 - CITY STEPS PRECAST SEAT WALL - WOOD TOP	200 LF	2/L-502	PRECAST CONCRETE			PRECAST CONCRETE	TO BE SELECTED BY LANDSCAPE ARCHITECT
WL-02B	WALL TYPE 2B - CITY STEPS PRECAST SEAT BACK	126 LF	1/L-503	PRECAST CONCRETE			PRECAST CONCRETE	TO BE SELECTED BY LANDSCAPE ARCHITECT
WL-02-C.1	WALL TYPE 2C.1 - CITY STEPS PRECAST SLOPED WALL - TALL	32 LF	2/L-503	PRECAST CONCRETE			PRECAST CONCRETE	TO BE SELECTED BY LANDSCAPE ARCHITECT
WL-02-C.2	WALL TYPE 2C.2 - CITY STEPS PRECAST SLOPED WALL - MID	32 LF	5/L-503	PRECAST CONCRETE			PRECAST CONCRETE	TO BE SELECTED BY LANDSCAPE ARCHITECT
WL-02-C.3	WALL TYPE 2C.3 - CITY STEPS PRECAST SLOPED WALL - SHORT	32 LF	6/L-503	PRECAST CONCRETE			PRECAST CONCRETE	TO BE SELECTED BY LANDSCAPE ARCHITECT
WL-02-D.1	WALL TYPE 2D.1 - CITY STEPS LIT PRECAST SEAT	189 LF	4/L-503	PRECAST CONCRETE			PRECAST CONCRETE	TO BE SELECTED BY LANDSCAPE ARCHITECT
WL-02-D.2	WALL TYPE 2D.2 - S PLAZA PRECAST WALL	315 LF	3/L-503	PRECAST CONCRETE			PRECAST CONCRETE	TO BE SELECTED BY LANDSCAPE ARCHITECT
WL-02E	WALL TYPE 2E - S PLAZA PRECAST SEATWALL	140 LF	7/L-503	PRECAST CONCRETE			PRECAST CONCRETE	TO BE SELECTED BY LANDSCAPE ARCHITECT
WL-02F	WALL TYPE 2F - S PLAZA PRECAST SEATWALL	12 LF	8/L-503	PRECAST CONCRETE			PRECAST CONCRETE	TO BE SELECTED BY LANDSCAPE ARCHITECT
WL-02-G.1	WALL TYPE 2G.1 - MEZZANINE PRECAST	158 LF	3/L-502	PRECAST CONCRETE			PRECAST CONCRETE	TO BE SELECTED BY LANDSCAPE ARCHITECT
WL-02-G.2	WALL TYPE 2G.2 MEZZANINE PRECAST END PIECE	5 LF	4/L-502	PRECAST CONCRETE			PRECAST CONCRETE	TO BE SELECTED BY LANDSCAPE ARCHITECT
WL-03	WALL TYPE 3 - CIP CHEEK WALL	124 LF	3/L-505	CIP STAIR CHEEK WALL			STANDARD	
WL-04	WALL TYPE 4 - PLAY AREA LIMESTONE WALL	144 LF	5/L-501	STACKABLE LIMESTONE WALL BLOCKS			STANDARD	
WL-05	WALL TYPE 5 - GALV STEEL PLATE WALL	136 LF	8/L-508	STEEL PLATE WALL				SEE STRUCTURAL DRAWINGS
WL-06	WALL TYPE 6 - HISTORIC WALL - SEE AH SHEETS	397 LF		EXISTING WALL				SEE AH SHEETS FOR REHABILITATION



MINNEAPOLIS PARK & RECREATION BOARD AND MINNEAPOLIS PARKS FOUNDATION

WATER WORKS MEZZANINE PHASE



401 2nd Avenue North, Suite 410 Minneapolis, MN 55401 p 612.332.7522

CONTRACT DOCUMENTS
01/31/2019

I hereby certify that this document 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.

Name: THOMAS J. WHITLOCK
Registration#: 26292
Signature: *Thomas J. Whitlock* Date: 01.31.2019

Date: _____
DF/ Project #: 16-139
Scale: AS NOTED
Drawn/Checked: AMJG

ISSUED: _____ DATE: _____
100% CDs: 01.31.2019

SITE MATERIALS SCHEDULES

L010

QUANTITIES DEPICTED BELOW ARE ESTIMATES AND REQUIRE CONTRACTOR VERIFICATION

PLANTING SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	AR	ACER RUBRUM / ARMSTRONGS GOLD	2.5" CAL	6
	BN	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	2.5" CAL	3
	CO	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2.5" CAL	13
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	2.5" CAL	6
	LL	LARIX LARICINA / TAMARACK	2.5" CAL	1
	PB	PINUS BANKSIANA / JACK PINE	2.5" CAL	6
	QE	QUERCUS ELLIPSOIDALIS / NORTHERN PINE OAK	2.5" CAL	9
	TB	TILIA AMERICANA 'BOULEVARD' / BOULEVARD LINDEN	2.5" CAL	7

SHRUB AREAS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
		PLANT GROUP 1			6,378 SF
		ZIZIA AUREA / GOLDEN ALEXANDER	#1	24" o.c.	1,658
		PLANT GROUP 2			224 SF
		ARONIA MELANOCARPA / CHOKEBERRY	#5	48" o.c.	15
		PLANT GROUP 3			1,347 SF
		ALLIUM CERNUM / NODDING WILD ONION	#1	6" o.c.	260
		ARALIA RACEMOSA / AMERICAN SPIKENARD	#1	36" o.c.	8
		ASARUM CANADENSE / CANADIAN WILD GINGER	#1	18" o.c.	32
		CAREX PENNSYLVANICA / PENNSYLVANIA SEDGE	#1	12" o.c.	490
		GERANIUM MACULATUM / SPOTTED GERANIUM	#1	18" o.c.	32
		GELUM TRIFLORUM / PRAIRIE SMOKE	#1	12" o.c.	70
		SPOROBOLEUS HETEROLEPIS / PRAIRIE DROPSEED	#1	36" o.c.	63
		PLANT GROUP 4			1,320 SF
		ASTILBE CHINENSIS 'MONTGOMERY' / MONTGOMERY CHINESE ASTILBE	#1	24" o.c.	35
		ATHYRIUM FILIX-FEMINA / COMMON LADY FERN	#1	30" o.c.	22
		CAREX PENNSYLVANICA / PENNSYLVANIA SEDGE	#1	12" o.c.	960
		HYDROPHYLLUM VIRGINIANUM / VIRGINIA WATERLEAF	#1	24" o.c.	35
		PLANT GROUP 5			802 SF
		POLYGONATUM BIFLORUM / SOLOMON'S SEAL	#1	12" o.c.	626
		SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	#5	72" o.c.	6
		PLANT GROUP 6			952 SF
		DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE	#5	36" o.c.	110
		PLANT GROUP 7			1,634 SF
		ACHILLEA MILLEFOLIUM / COMMON YARROW	#1	36" o.c.	19
		ALLIUM STELLATUM / PRAIRIE ONION	#1	12" o.c.	170
		ASCLEPIAS SYRIACA / COMMON MILKWEED	#1	12" o.c.	170
		BAPTISIA AUSTRALIS / BLUE WILD INDIGO	#1	48" o.c.	11
		GELUM TRIFLORUM / PRAIRIE SMOKE	#1	12" o.c.	255
		PANICUM VIRGATUM / SWITCH GRASS	#1	36" o.c.	48
		SAMBUCUS CANADENSIS / ELDERBERRY	#3	72" o.c.	3
		SCHIZACHYRIUM SCOPARUM / LITTLE BLUESTEM GRASS	#1	24" o.c.	64
		PLANT GROUP 8			1,127 SF
		PANICUM VIRGATUM / SWITCH GRASS	#1	36" o.c.	66
		RHUS TYPHINA / STAGHORN SUMAC	#5	240" o.c.	2

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
		HIGH PERFORMANCE/ATHLETIC TURF MIX 20% CADET KENTUCKY BLUEGRASS, 20% ARROWHEAD KENTUCKY BLUEGRASS, 20% JEWEL KENTUCKY BLUEGRASS, 20% HOMERUN PERENNIAL RYEGRASS, 20% APPLE II GL PERENNIAL RYEGRASS			8,130 SF
		PARKWAY BOULEVARD TURF			2,261 SF
		TURF SOD / DROUGHT TOLERANT FESCUE BLEND			
		NATIVE WOODLAND SEED MIX			3,170 SF
		PRAIRIE SEED MIX			6,006 SF

FURNISHING SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
	BOLLARD TYPE 1 - STEEL PIPE BOLLARD	9	11L-506	GALV STEEL PIPE BOLLARD		3" DIA	GALVANIZED	
	BOLLARD TYPE 2 - SALVAGED RAIL BOLLARD	11	11L-506	SALVAGED RR BOLLARD	CUSTOM FABRICATION		UNFINISHED	SALVAGED RAILS FROM NORTH END OF SITE. SEE DEMO PLAN
	BOLLARD TYPE 3 - GATE STOP POST	2	7L-506	GALV STEEL PIPE BOLLARD, CONCRETE FILLED		6" DIA	GALVANIZED	SEE DETAIL
PLAY EQUIPMENT								
	EMBEDDED SLIDE	1	11L-621	STAINLESS STEEL SLIDE			STAINLESS STEEL	
	BOULDER CLIMBER PLAY FEATURE	1	3L-621				NATURAL	
	LOG TOWER PLAY FEATURE	1	3L-620	CUSTOM PLAY STRUCTURE	WHOLE TREE			
	LOG RUN PLAY FEATURE	5	1L-620	TIMBER LOG STEPPERS	WHOLE TREE			
	LOG STEPPER PLAY FEATURE	81	4L-621	12" DIA LOG STEPPERS	WHOLE TREE			
SITE FURNITURE								
	BACKED BENCH	5	7L-509	72" BACKED BENCH	LANDSCAPE FORMS	BANCAL BENCH	SILVER	IPE WOOD TOP
	BIKE RACK	35	11L-509	BIKE RACK	FORMS+SURFACES	CAPITOL	GALVANIZED	
	TRASH RECEPTACLE	19	4L-509	TRASH RECEPTACLE	LANDSCAPE FORMS	CENTRAL PARK	TBD	
	DRINKING FOUNTAIN	1	5L-509	DRINKING FOUNTAIN	MOST DEPENDABLE FOUNTAIN	440 SMFA	STAINLESS STEEL	WITH JUG FILLER OPTION
	WOOD TOPPED BENCH	40	5L-504	WOOD TOPPED BENCH OVER PRECAST WALL	LANDSCAPE FORMS, FORMS AND SURFACE, OR TECTURA	CUSTOM	BOARD FORMED CONCRETE FINISH, IPE TOP	
	WOOD TOPPED PRECAST BENCH	2	6L-502	PRECAST BENCH WITH DONOR LETTERING	CUSTOM	CUSOM		PRECAST TO MATCH WALL TYPE 2 SEE DETAIL

SOIL PROFILE SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL	TREATMENT	TOPSOIL	ADDITIVE	NOTES
SP-01	SOIL TYPE 1 - 24" DEPTH HIGH USE LAWN MIX	604.03 CY			24" DEPTH 80-20 MIX	NONE	SOIL MIX: 80% C33 SAND, 20% COMPOST
SP-02	SOIL TYPE 2 - 3" DEPTH TOPSOIL	18.85 CY		SCARIFY AND TILL SUBGRADE	3" TOPSOIL		MINDOT COMMON TOPSOIL BORROW OR EQUAL
SP-03	SOIL TYPE 3 - 18" DEPTH PLANTING SOIL	645.46 CY			18" 60-40 PLANTING SOIL		3" DEPTH DOUBLE SHREDDED MULCH / NAT COLOR
SP-04	SOIL TYPE 4 - 36" DEPTH PLANTING SOIL	109.30 CY			36" 60-40 PLANTING SOIL		SOIL MIX: 60% C33 SAND, 40% COMPOST
SP-05	SOIL TYPE 5 - 24" DEPTH STORMWATER PLANTING SOIL	100.43 CY			24" DEPTH MPCA MIX C		SOIL MIX: 60% C33 SAND, 40% COMPOST
SP-06	SOIL TYPE 6 - 36" DEPTH STRUCTURAL SAND MIX	211.08 CY	3L-311		3" AMSTERDARM TREE SOIL		SOIL MIX: 60-25-15 C-33 SAND, TOPSOIL & COMPOST
							3" DEPTH DOUBLE SHREDDED MULCH / NAT COLOR
							SOIL MIX: 90% COARSE SAND, 5% CLAY, 5% PEAT



WATER WORKS MEZZANINE PHASE



401 2nd Avenue North, Suite 410
Minneapolis, MN 55401
p 612.332.7522

CONTRACT DOCUMENTS
01/31/2019

I hereby certify that this document 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.

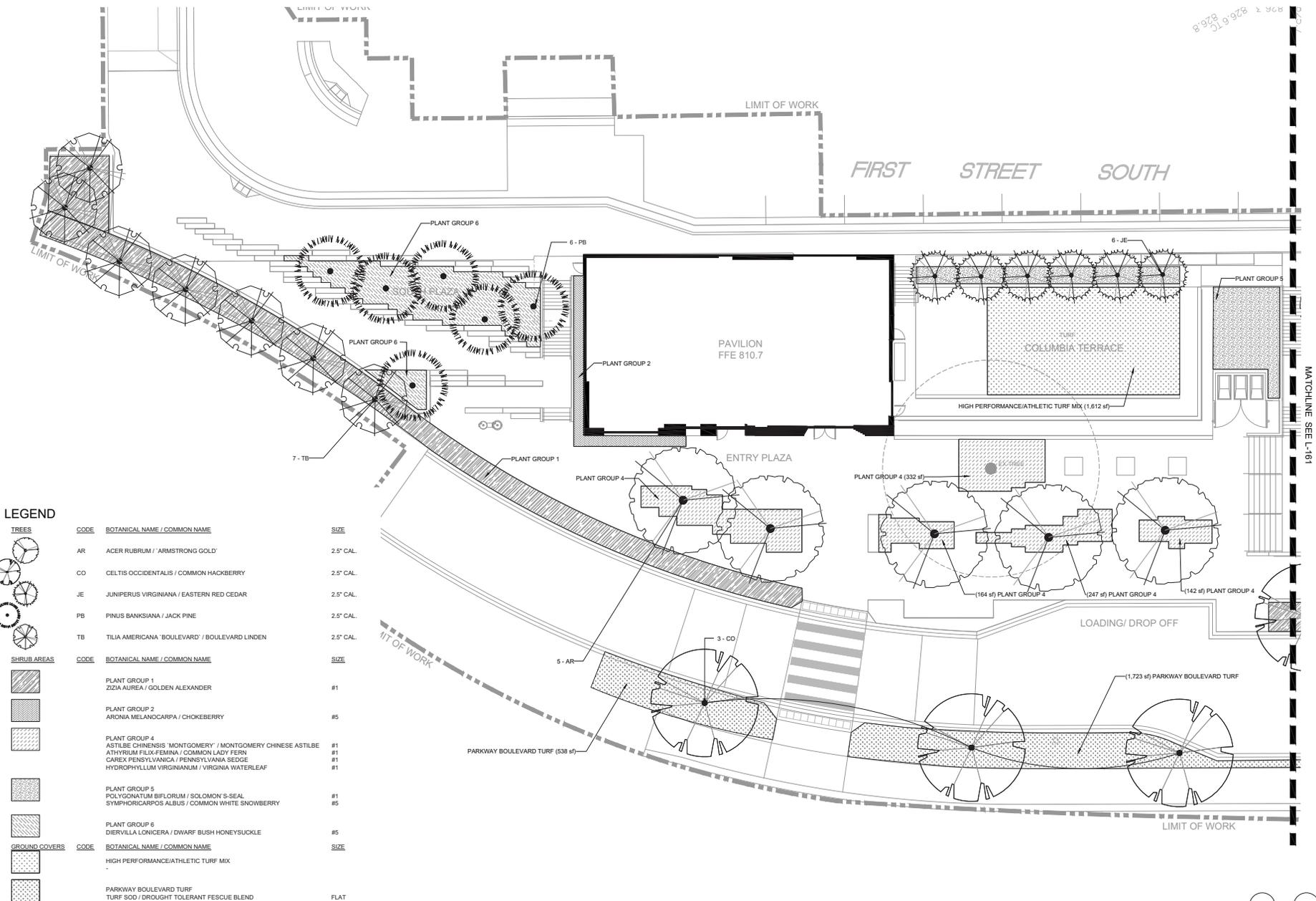
Name: THOMAS J. WHITLOCK
Registration#: 26292
 01.31.2019
Signature: _____ Date: _____

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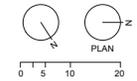
PLANTING, SOILS, AND FURNISHING SCHEDULES

L030



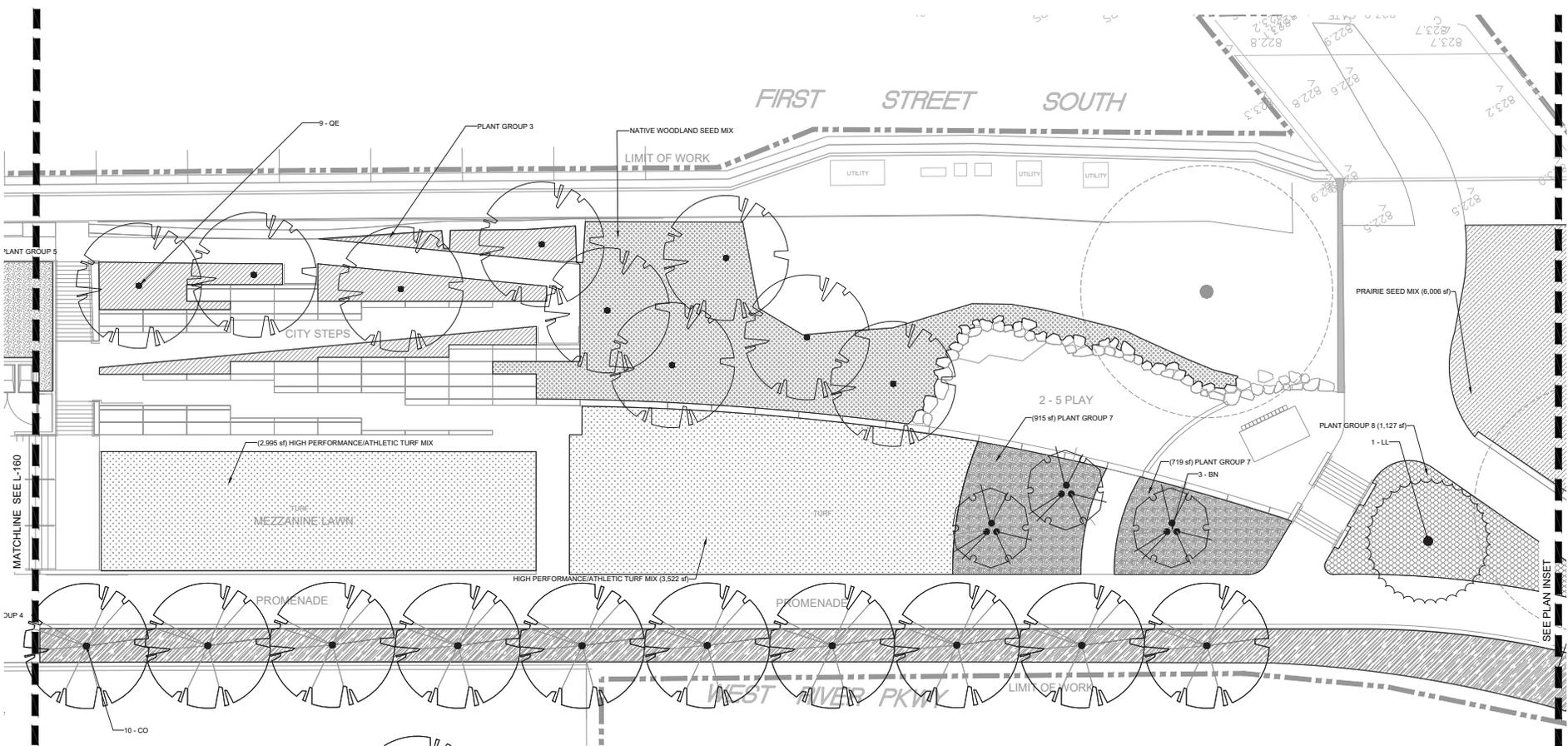
LEGEND

TREES			
CODE	BOTANICAL NAME / COMMON NAME	SIZE	
AR	ACER RUBRUM / ARMSTRONG GOLD	2.5" CAL.	
CO	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2.5" CAL.	
JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	2.5" CAL.	
PB	PINUS BANKSIANA / JACK PINE	2.5" CAL.	
TB	TILIA AMERICANA 'BOULEVARD' / BOULEVARD LINDEN	2.5" CAL.	
SHRUB AREAS			
CODE	BOTANICAL NAME / COMMON NAME	SIZE	
	PLANT GROUP 1 ZIZIA AUREA / GOLDEN ALEXANDER	#1	
	PLANT GROUP 2 ARONIA MELANOCARPA / CHOKEBERRY	#5	
	PLANT GROUP 4 ASTILBE CHINENSIS 'MONTGOMERY' / MONTGOMERY CHINESE ASTILBE ATHYRIUM FILIX-FEMINA / COMMON LADY FERN CAREX PENNSYLVANICA / PENNSYLVANIA SEDGE HYDROPHYLLUM VIRGINIANUM / VIRGINIA WATERLEAF	#1 #1 #1 #1	
	PLANT GROUP 5 POLYGONATUM BIFLORUM / SOLOMON'S-S-EAL SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	#1 #5	
	PLANT GROUP 6 DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE	#5	
GROUND COVERS			
CODE	BOTANICAL NAME / COMMON NAME	SIZE	
	HIGH PERFORMANCE/ATHLETIC TURF MIX		
	PARKWAY BOULEVARD TURF TURF SOD / DROUGHT TOLERANT FESCUE BLEND	FLAT	



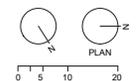
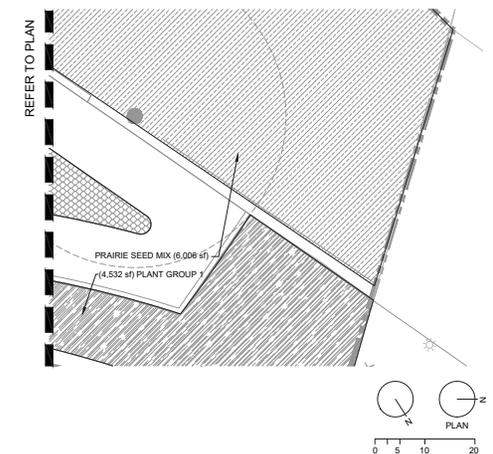
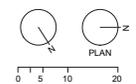
8' 0" x 10' 0" x 2' 0" x 8' 0"

MATCHLINE SEE L-161



LEGEND

TREES			GROUND COVERS		
CODE	BOTANICAL NAME / COMMON NAME	SIZE	CODE	BOTANICAL NAME / COMMON NAME	SIZE
BN	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	2.5" CAL.	[Pattern]	HIGH PERFORMANCE/ATHLETIC TURF MIX	-
CO	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2.5" CAL.	[Pattern]	NATIVE WOODLAND SEED MIX	-
LL	LARIX LARICINA / TAMARACK	2.5" CAL.	[Pattern]	PRAIRIE SEED MIX	-
QE	QUERCUS ELLIPSOIDALIS / NORTHERN PINE OAK	2.5" CAL.			
SHRUB AREAS					
[Pattern]	PLANT GROUP 1 ZIZIA AUREA / GOLDEN ALEXANDER	#1			
[Pattern]	PLANT GROUP 3 ALLIUM CERNUM / NODDING WILD ONION ARALIA RACEMOSA / AMERICAN SPIKENARD ASARUM CANADENSE / CANADIAN WILD GINGER CAREX PENNSYLVANICA / PENNSYLVANIA SEDGE GERANIUM MACULATUM / SPOTTED GERANIUM GELUM TRIFLORUM / PRAIRIE SMOKE SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	#1			
[Pattern]	PLANT GROUP 7 ACHILLEA MILLEFOLIUM / COMMON YARROW ALLIUM STELLATUM / PRAIRIE ONION ASCLEPIAS SYRIACA / COMMON MILKWEED BAPTISIA AUSTRALIS / BLUE WILD INDIGO GELUM TRIFLORUM / PRAIRIE SMOKE PANICUM VIRGATUM / SWITCH GRASS SAMBUCUS CANADENSIS / ELDERBERRY SCHIZACHYRIUM SCOPARUM / LITTLE BLUESTEM GRASS	#1			
[Pattern]	PLANT GROUP 8 PANICUM VIRGATUM / SWITCH GRASS RHUS TYPHINA / STAGHORN SUMAC	#1			

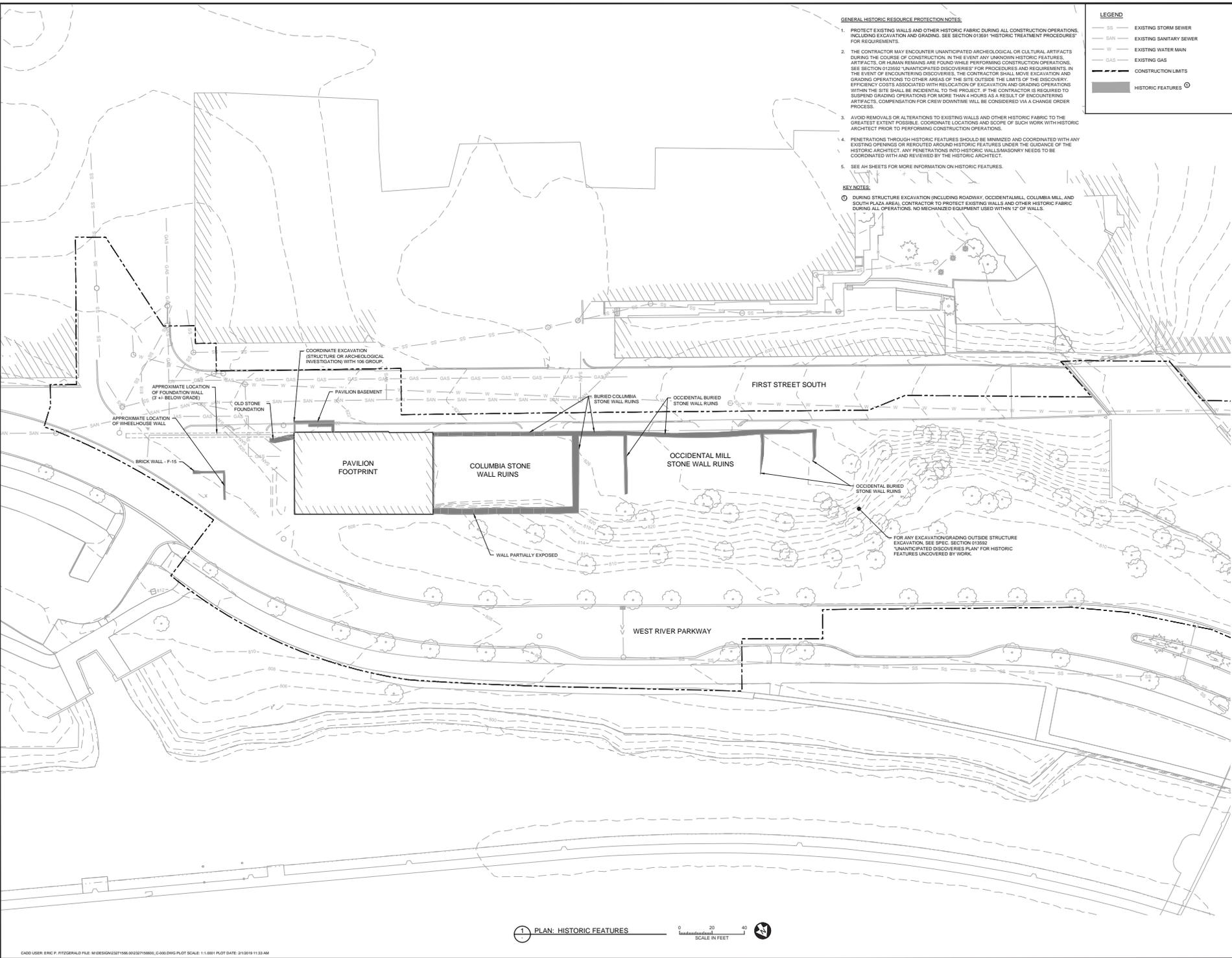


LEGEND

- SS — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- GAS — EXISTING GAS
- — CONSTRUCTION LIMITS
- — HISTORIC FEATURES

- GENERAL HISTORIC RESOURCE PROTECTION NOTES:**
1. PROTECT EXISTING WALLS AND OTHER HISTORIC FABRIC DURING ALL CONSTRUCTION OPERATIONS, INCLUDING EXCAVATION AND GRADING. SEE SECTION 013091 "HISTORIC TREATMENT PROCEDURES" FOR REQUIREMENTS.
 2. THE CONTRACTOR MAY ENCOUNTER UNANTICIPATED ARCHEOLOGICAL OR CULTURAL ARTIFACTS DURING THE COURSE OF CONSTRUCTION. IN THE EVENT ANY UNKNOWN HISTORIC FEATURES, ARTIFACTS, OR HUMAN REMAINS ARE FOUND WHILE PERFORMING CONSTRUCTION OPERATIONS, SEE SECTION 012502 "UNANTICIPATED DISCOVERIES" FOR PROCEDURES AND REQUIREMENTS. IN THE EVENT OF ENCOUNTERING UNANTICIPATED DISCOVERIES, THE CONTRACTOR SHALL MOVE EXCAVATION AND GRADING OPERATIONS TO OTHER AREAS OF THE SITE OUTSIDE THE LIMITS OF THE DISCOVERY. EFFICIENT COSTS ASSOCIATED WITH RELOCATION OF EXCAVATION AND GRADING OPERATIONS WITHIN THE SITE SHALL BE INCIDENTAL TO THE PROJECT. IF THE CONTRACTOR IS REQUIRED TO SUSPEND GRADING OPERATIONS FOR MORE THAN 4 HOURS AS A RESULT OF ENCOUNTERING ARTIFACTS, COMPENSATION FOR CREW DOWNTIME WILL BE CONSIDERED VIA A CHANGE ORDER PROCESS.
 3. AVOID REMOVALS OR ALTERATIONS TO EXISTING WALLS AND OTHER HISTORIC FABRIC TO THE GREATEST EXTENT POSSIBLE. COORDINATE LOCATIONS AND SCOPE OF SUCH WORK WITH HISTORIC ARCHITECT PRIOR TO PERFORMING CONSTRUCTION OPERATIONS.
 4. PENETRATIONS THROUGH HISTORIC FEATURES SHOULD BE MINIMIZED AND COORDINATED WITH ANY EXISTING OPENINGS OR REROUTED AROUND HISTORIC FEATURES UNDER THE GUIDANCE OF THE HISTORIC ARCHITECT. ANY PENETRATIONS INTO HISTORIC WALLS/MASONRY NEEDS TO BE COORDINATED WITH AND REVIEWED BY THE HISTORIC ARCHITECT.
 5. SEE AH SHEETS FOR MORE INFORMATION ON HISTORIC FEATURES.

- KEY NOTES:**
1. DURING STRUCTURE EXCAVATION (INCLUDING ROADWAY, OCCIDENTALMILL, COLUMBIA MILL AND SOUTH PLAZA AREA), CONTRACTOR TO PROTECT EXISTING WALLS AND OTHER HISTORIC FABRIC DURING ALL OPERATIONS. NO MECHANIZED EQUIPMENT USED WITHIN 12' OF WALLS.

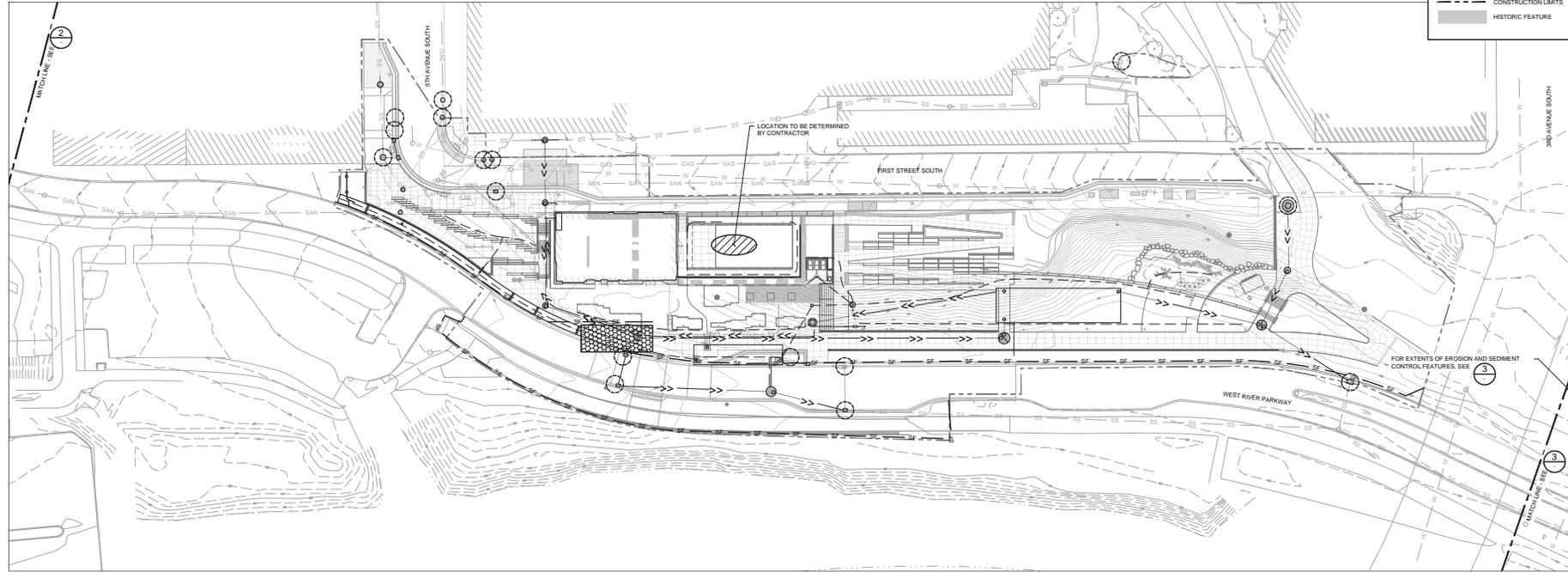
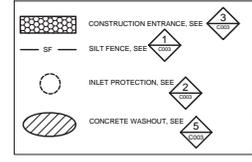


PLAN: HISTORIC FEATURES

0 20 40
SCALE IN FEET

LEGEND

---	700	EXISTING MAJOR CONTOURS
---	650	EXISTING MINOR CONTOURS
---	SS	EXISTING STORM SEWER
---	UE	EXISTING UNDERGROUND ELECTRIC
---	UT	EXISTING UNDERGROUND TELEPHONE
---	SAN	EXISTING SANITARY SEWER
---	W	EXISTING WATER MAIN
---	GAS	EXISTING GAS
---	FIB	EXISTING FIBEROPTIC LINE
---	---	EXISTING FENCE LINE
○	○	EXISTING MANHOLE OR CATCH BASIN
⊕	⊕	EXISTING HYDRANT
□	□	EXISTING LIGHT POLE
□	□	PROPOSED CATCH BASIN
□	□	PROPOSED MANHOLE
---	---	PROPOSED STORM SEWER
---	---	CONSTRUCTION LIMITS
---	---	HISTORIC FEATURE



1 PLAN: EROSION AND SEDIMENT CONTROL

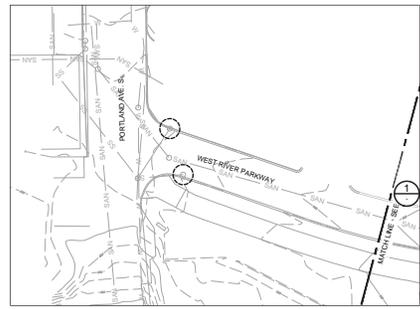


EROSION AND SEDIMENT CONTROL NOTES:

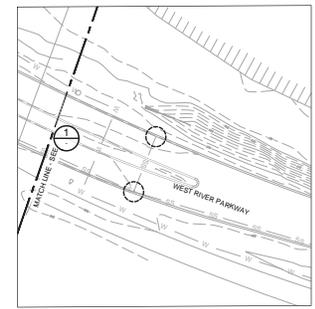
- INSTALL PERIMETER EROSION CONTROLS AS INDICATED IN PLANS PRIOR TO START OF WORK. HAY BALES ARE NOT ALLOWED AS EROSION & SEDIMENT CONTROL DEVICE IN MINNEAPOLIS.
- ESTABLISH ROCK CONSTRUCTION ENTRANCES PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES. 1 1/2" - 3" WASHED AGGREGATE IS RECOMMENDED FOR ROCK ENTRANCES. A GEOTEXTILE FABRIC IS REQUIRED.
- REMOVE ALL SOIL AND SEDIMENTS DEPOSITED ONTO PUBLIC AND/OR PRIVATE PAVEMENT AREAS WITHIN 24 HOURS OF DEPOSITION. REMOVAL OF TRACKING MATERIALS SHALL BE COMPLETED AT THE END OF EACH WORK DAY WHEN TRACKING OCCURS. SWEEPING MAY BE ORDERED AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION AND IN SUCH A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
- INSTALL INLET PROTECTION IN ALL DOWNSTREAM CATCH BASINS WHICH RECEIVE RUNOFF FROM THE DISTURBED AREA. CATCH BASIN INSERTS ARE REQUIRED AT ALL LOCATIONS NOT WITHIN THE DISTURBED AREA WHICH RECEIVE RUNOFF (MUDOT TYPE C INLET PROTECTION). NOTE HAY BALES AND SILT FENCE WRAPPED GRATES ARE NOT EFFECTIVE AND ARE NOT APPROVED FOR USE AS INLET PROTECTION DEVICES.
- LOCATE ALL SOIL AND DIRT PILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. ALL STOCK PILES THAT REMAIN IN PLACE FOR 7 DAYS OR MORE SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TYPING OR OTHER MEANS. TEMPORARY STOCK PILES LOCATED ON PAVED SURFACES MUST BE AT LEAST 2 FEET OR MORE AWAY FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF REMAINING MORE THAN 24 HOURS.
- MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A WEEKLY BASIS AND REPLACE DETERIORATED, DAMAGED OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
- MAINTENANCE OF EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PERFORMED WHENEVER THE DEVICE IS 30% FULL. FAILURE TO MAINTAIN EROSION CONTROL DEVICES MAY LEAD TO FURTHER ENFORCEMENT ACTION WEEKLY INSPECTIONS REQUIRED AND AFTER EACH 1/2" OR MORE RAIN EVENT WITHIN 24 HRS.
- READY MIXED CONCRETE AND BATCH PLANT WASHOUTS PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. DESIGNATE CONCRETE WASHOUT AND MIXING LOCATIONS IN THE EROSION CONTROL PLANS UNDER NO CIRCUMSTANCES MAY WASHOUT WATER DRAIN ONTO THE PUBLIC RIGHT OF WAY OR INTO THE PUBLIC STORM DRAIN.
- TEMPORARILY OR PERMANENTLY STABILIZE ALL DENuded AREAS WHICH HAVE BEEN FINISH GRADED WITHIN 7-14 DAYS (SLOPE DEPENDENT) USE SEEDING AND MULCHING. EROSION CONTROL MATTING AND/OR SODDING WITH TEMPORARY STAKING IN GREEN SPACE AREAS. USE EARLY APPLICATION OF GRAVEL BASE FOR AREAS DESIGNATED FOR PAVED SURFACING.
- REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL AND NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION AND PERMANENT VEGETATION HAS BEEN ESTABLISHED. MINIMUM VEGETATION COVER OF 70% REQUIRED. ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED UNTIL THE SITE HAS 70% ESTABLISHED VEGETATIVE COVER AND ALL PAVED AREAS HAVE BEEN STABILIZED WITH THE SELECTED PAVEMENT TYPE.
- ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY OTHER PERMITTING AGENCIES. IT IS THE RESPONSIBILITY OF THE PROJECT ENGINEER TO VERIFY THAT THE CITY AND ALL OTHER AGENCY REQUIREMENTS ARE MET.
- IF CONCRETE WASH OUT LOCATED OVER A HISTORIC RESOURCE, SHOULD BE AN ABOVE GRADE TYPE WITH EXTRA PROTECTION OF AREA BELOW.

SITE AREA AND IMPERVIOUS SURFACE SUMMARY

AREA	EXISTING CONDITIONS PROJECT SITE AREA	PROPOSED CONDITIONS PROJECT SITE AREA	EXISTING CONDITIONS DISTURBANCE LIMIT	PROPOSED CONDITIONS DISTURBANCE LIMIT
IMPERVIOUS AREA [ac]	0.34	0.81	1.20	1.67
PERVIOUS AREA [ac]	1.26	0.81	1.43	0.94
TOTAL AREA [ac]	1.62	1.62	2.63	2.63



2 PLAN: EROSION AND SEDIMENT CONTROL



3 PLAN: EROSION AND SEDIMENT CONTROL



CONTRACT DOCUMENTS
01/31/2019

I hereby certify that this document 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.

Name: Kurt A. Leuthold
Registration#: 22226
Signature: *[Signature]* 01.31.2019
Date

Date: 01.31.2019
DF/Project #: 16-132
Scale: AS NOTED
Drawn/Checked: EPF/JAK

ISSUED DATE
100% CDs 01.31.2019

EROSION AND SEDIMENT CONTROL PLAN

C001

1.0 GENERAL CONSTRUCTION ACTIVITY INFORMATION:

This Stormwater Pollution Prevention Plan (SWPPP) has been prepared in compliance with the Minnesota General Stormwater Permit for Construction Activity No. MNP10001 (General Permit), as required by the Minnesota Pollution Control Agency (MPCA) under the National Pollutant Discharge Elimination System/State Disposal System (NPDES/SDS) Program.

The project is located in the city of Minneapolis, Hennepin County, Minnesota. Proposed construction activities will take place between 3rd Ave S and Portland Ave. North of West River Parkway. The approximate centerline of the project has a latitude of 44.981092 and a longitude of -93.259758.

This project involves grading, construction of storm sewer, construction of underground stormwater storage tanks and seeding. The project as proposed has a total disturbance area of 2.68 acres. Erosion prevention and sediment control measures are required to minimize sediment from being transported into the Mississippi, which is an EPA-approved impaired waterway. Refer to project drawings for further details. (CSW Permit Part III.A.1)

1.1 Project Size and Cumulative Impervious Surface:

- Total anticipated area of disturbance is approximately 2.61 acres, including project site area (1.62 acres) and right of way (0.99 acres).
Total area of pre-construction impervious surface is approximately 1.20 acres.
Total area of post-construction impervious area is approximately 1.67 acres.
Total new impervious area is approximately 0.47 acres, which is entirely within the project site area.

1.2 Dates of Construction:

- Anticipated start date: April 2019
Anticipated end date: May 2020

1.3 Contact Information:

Owner: Minneapolis Park & Recreation Board
Mailing Address: 2117 West River Rd. N., Minneapolis, MN, 55411
Contact Person: Kate Lanars
Phone Number: (612) 230-6486
Alternate Contact Person: TBD
Phone Number: TBD

Operator (General Contractor (who will oversee implementation of the SWPPP)): TBD
Mailing Address: TBD
Contact Person: TBD
Phone Number: TBD

Party responsible for long-term operation and maintenance of the Permanent Stormwater Management System: Minneapolis Park & Recreation Board
Mailing Address: 2117 West River Rd. N., Minneapolis, MN, 55411
Contact Person: Kate Lanars
Phone Number: (612) 230-6486

2.0 RECEIVING WATERS:

List all waters within one mile (nearest straight line distance) that are likely to receive stormwater runoff from the project site. (CSW Permit Item 5.10)

Table with columns: Name of Water Body, Type, Special Water Body ID, Impaired Water?, DNR Public Water with Work in Water Restrictions?, and Yes/No columns.

- (1) Type examples: ditch, pond, wetland, calcareous fen, lake, stream, river
(2) Water Body Identification (ID) might not be available for all water bodies. Use the Special and Impaired Waters Search Tool: https://www.mn.dnr.state.mn.us/waters/waters-search
(3) Refer to CSW Permit Section 2.3
Impaired water for the following pollutant(s) or stressor(s): phosphorus (nutrient management/biological indicators), turbidity, total suspended solids (TSS), dissolved oxygen, or aquatic toxic (fish bioassessment, aquatic plant bioassessment, and aquatic macroinvertebrate bioassessment)

2.1 Special and Impaired Waters: The MPCA's Special and Impaired Waters Search Tool was used to locate special and impaired waters within one mile (airial radius measurement) of the Project site. The Mississippi River has an EPA-approved impairment for Fecal Coliform, Mercury in fishes and PCB in fishes. These impairments are considered non-construction related and do not require additional best management practices (BMPs) or plan review for compliance with the General Permit. (CSW Permit Item 2.7 and Section 2.3)

2.2 Public Waters with Work in Water Restrictions: The Mississippi River is identified by the DNR as a public water. During project construction, all exposed soils within 200 feet of the waters edge will have erosion prevention stabilization activities initiated immediately after construction activity has ceased (and completed within 24 hours). (CSW Permit Item 5.11)

2.3 Wetland Impacts: If construction will result in any potential adverse impacts to wetlands, including excavation, degradation of water quality, draining, sedimentation or flooding, conversion to a stormwater pond, describe impacts and mitigation measures that were taken to address the impacts and attach copies of permits or approvals from an official state wide wetland program issued specifically for this project. (CSW Permit Items 2.4 and 2.10, and Section 11)

2.4 Environmental Review and Other Required Reviews: Describe any stormwater mitigation measures that will be implemented as a result of an environmental review (e.g., EAW or EIS), endangered or threatened species review, archeological site review, or other local, state, or federal review conducted for the project. (CSW Permit Items 2.6, 2.8, and 5.16)

2.5 Karst Areas or Drinking Water Supply Management Areas: Describe any additional stormwater management measures required for karst or drinking water supply management areas to protect groundwater conditions. (CSW Permit Items 16.19, 16.20, and 18.10)

2.6 Historic Resources: Protect historic resources and coordinate with archeology.

3.0 PROJECT PLANS AND SPECIFICATIONS:

Table with columns: Required Feature, Sheet Number, and descriptions of erosion control and construction details.

4.0 BEST MANAGEMENT PRACTICES (BMPs):

4.1 Erosion Prevention Practices:

- Methods of temporary stabilizing soils and soil stockpiles (e.g., mulches, hydraulic tackifiers, erosion blankets, etc.): (CSW Permit Items 8.4, 8.5, and 23.9)
a. Areas of exposed soil will be stabilized with one of the following: erosion control blanket, preservation of mature vegetation, mulch, vegetative slash, etc.
b. If present, soil stockpiles will be stabilized with one of the following materials: mulch (such as straw, slash, wood chips, or other appropriate mulch) if slopes <3H:1V, cover material such as tarps or plastic sheeting, etc.
c. Temporary stockpiles of clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles and the constructed base components of basins, parking lots, and similar surfaces are exempt from these stabilization requirements.
2. Timeline for Stabilization of Exposed Soils: Where required, stabilization of exposed soil areas (including stockpiles) must be initiated immediately to limit soil erosion whenever any construction activity has permanently or temporarily ceased on any portion of the site and will not resume for a period exceeding 7 calendar days. The following activities can be taken to initiate stabilization:
a. preparing the soil for vegetative or non-vegetative stabilization
b. applying mulch or other non-vegetative product to the exposed soil area
c. seeding or planting the exposed area
d. finalizing arrangements for stabilization product fully installed
3. Methods to be used for stabilization of ditch and swale wetted perimeters (Note that mulch, hydraulic soil tackifiers, hydromulches, etc. are not acceptable soil stabilization methods for any part of a drainage ditch or swale with a continuous slope of greater than 2 percent). (CSW Permit Items 8.6 through 8.8.6)
a. In the event soils within existing stormwater ditches or swales are disturbed, they will be stabilized using one or more of the following methods: channel erosion control blanket, riprap, turf reinforcement mat, etc.
b. Mulch, hydromulch, tackifier, polyacrylamide, or similar erosion prevention practices will not be used to stabilize any part of an existing stormwater ditch or swale.
c. Timeline for Stabilization of Stormwater Ditches and Swales: The last 200 linear feet of length of the normal wetted perimeter of any temporary or permanent ditch or swale that drains water from any portion of the construction site, or diverts water around the site, within 200 linear feet from the property edge, will be stabilized with one of the following materials within 24 hours after connecting to a surface water or property edge. Stabilization of the remaining portions of any temporary or permanent ditches or swales will be completed within 14 calendar days after connecting to a surface water or property edge. Stabilization of that portion of the ditch which has temporarily or permanently ceased.
4. Methods to be used for energy dissipation at pipe outlets (e.g., rip, rip, splash pads, gabions, etc.). (CSW Permit Item 8.9)
5. Describe timelines to be implemented at this site for completing the installation of the erosion prevention. (CSW Permit Items 5.4, 8.4 through 8.6, and 23.9)
a. If applicable, include the timeline for completing soil stabilization for areas within 200 feet of a public water with work in water restrictions due to fish spawning time frames.
b. Soil stabilization timelines for portions of the site that drain to special or impaired waters.
c. Before land disturbing activities begin, the limits of the areas to be disturbed during construction will be delineated (e.g., with flags, stakes, signs, silt fence, etc.).
6. Describe additional erosion prevention measures that will be implemented at the site during construction (e.g., construction phasing, minimizing soil disturbance, vegetative buffers, horizontal slope grading, slope draining/terracing, etc.). (CSW Permit Items 6.2, 6.3, and 8.10)

- a. Construction phasing will be utilized to minimize the area of soil exposed at any one time.
b. Soil disturbance will be minimized wherever possible to aid in erosion prevention.
c. Existing vegetation will be preserved where possible to limit exposed soil and thus will serve as natural vegetative buffers.
Exposed soil on steep slopes will be stabilized.
7. If applicable, describe additional erosion prevention BMPs to be implemented at the site to protect planned infiltration areas. (CSW Permit Items 16.4 and 16.5)

4.2 Sediment Control Practices:

- 1. Methods to be used for downgradient perimeter control. (CSW Permit Items 9.2 through 9.6)
a. Sediment control practices shall be established on all downgradient perimeters and located upgradient of any buffer zones. Perimeter sediment controls that may be used in areas of sheet flow include silt fencing, sediment control logs / burlolls (filled with compost, wood chips, rock, etc.), vegetative slash barriers, other native material barriers, vegetative buffers (retain existing vegetation where possible), earthen berms, rock checks, etc.
b. Perimeter sediment control practices must be installed before any upgradient land-disturbing activities begin and remain in place until permanent cover has been established.
c. If sediment control practices have been adjusted or removed to accommodate short-term activities (such as clearing, grubbing, or passage of vehicles), the controls must be re-installed immediately after the short-term activity has been completed. Sediment control practices must be re-installed before the next precipitation event, even if the short-term activity is not complete.
d. If the downgradient sediment controls are overwhelmed (based on frequent failure or excessive maintenance requirement), install additional upgradient sediment control practices or redundant BMPs to eliminate the overloading and amend the SWPPP to identify these additional practices.
2. Methods to be used to contain soil stockpiles. (CSW Permit Items 9.8 and 9.10)
a. Any temporary soil stockpiles shall be surrounded by silt fencing or burlolls (or other effective sediment controls) and shall not be placed in any natural drainage or surface water.
3. Methods to be used for storm drain inlet protection. (CSW Permit Items 9.7 and 9.8)
a. If storm drains are present, inlet protection BMPs will be installed around all storm drain inlets downgradient of construction activities. Storm drain inlets will be protected until all sources with potential for discharging to the inlet have been stabilized; inlet protection BMPs that may be used include: sediment control log, filter sack, rock filter with fabric, filter fence box, etc.
4. Methods to minimize vehicle tracking at construction exits and street sweeping activities. (CSW Permit Items 9.11 and 9.12)
a. Vehicle tracking BMP (such as a rock pads, mat mats, slash mats, concrete or steel wheel racks, or an equivalent system) shall be installed to minimize the tracking of sediment from the construction area.
b. If such vehicle tracking BMPs are not adequate to prevent sediment from being tracked onto the paved road, street sweeping will also be employed. Sediment will be removed by sweeping within 24 hours.
5. If applicable, additional sediment controls (e.g., diversion berms) will be installed to keep runoff away from planned infiltration areas when excavated prior to establishing permanent contributing drainage area. (CSW Permit Items 16.4 and 16.5)
6. Describe methods to be used to minimize soil compaction and preserve top soil (unless infeasible) at this site. (CSW Permit Items 5.2, 9.4, 9.14, and 9.15)
7. Methods to be used to promote infiltration and sediment removal on the site prior to offsite discharge, unless infeasible. (CSW Permit Item 9.16)
a. Discharges from BMPs will be directed to vegetated areas of the site (including any natural buffers) in order to increase sediment removal and maximize stormwater infiltration. If erosion is noted to occur as the result of such a discharge, velocity dissipation BMPs will be considered and installed as necessary to prevent erosion.
8. Describe plans to preserve a 50-foot natural buffer between the project's soil disturbance and a surface water or plans for redundant sediment controls if a buffer is infeasible. (CSW Permit Item 9.17)
a. In wetlands and non-special waters, a 50-foot natural buffer shall be preserved. When a surface water is located within 50 feet of the project's earth disturbance and stormwater flows to the surface water, or when a buffer is infeasible, redundant sediment controls shall be provided. Redundant perimeter controls that will be installed at least 5 feet apart unless limited by field of available space.
b. A 100-foot natural buffer shall be preserved between the project's earth disturbance and a surface water, if a buffer is infeasible, redundant sediment controls shall be provided, when a special water is located within 100 feet of the Project's earth disturbances and stormwater flows to the surface water.
9. Describe plans for use of sedimentation treatment chemicals (e.g., polymers, flocculants, etc.). (CSW Permit Items 5.22 and 9.18)
10. If required to install a temporary sediment basin to 10 or more acres draining to a common location of 5 acres or more if the site is within 1 mile of a special or impaired water, describe (or attach plans) showing how the basin will be designed and constructed. (CSW Permit Items 5.6, 9.13, 22.10 and Section 14)

4.3 Dewatering and Basin Draining: If the project will include dewatering or basin draining, describe methods to be used to treat/dispose of turbid or sediment-laden water and method to prevent erosion or scour of discharge points. (CSW Permit Section 10)
1. If the project include use of filters for backwash water, describe how filter backwash water will be managed on the site or properly disposed. (CSW Permit Item 10.3)

4.4 BMP Design Factors: The following BMP design factors have been considered in designing the temporary erosion prevention and sediment control BMPs:
1. Expected amount, frequency, intensity, and duration of precipitation.
2. Nature of stormwater runoff and run-on at the site, including factors such as expected flow from impervious surfaces, slopes, and site drainage features.
3. Stormwater volume, velocity, and peak flow rates to minimize discharge of pollutants in stormwater and to minimize channel and streambank erosion and scour in the immediate vicinity of discharge points.
4. Range of soil particle sizes expected to be present.

5.0 PERMANENT STORMWATER MANAGEMENT SYSTEM:

Complete this section if the project result in one acre or more of new impervious surfaces or result in a net increase of one or more acres of cumulative new impervious surfaces in total if the project is part of a larger plan of development. (CSW Permit Item 15.3)

5.1 A water quality volume of one inch of runoff from the net increase in cumulative new impervious surfaces created by the project must be retained on-site through volume reduction practices (e.g., infiltration or other) unless prohibited due to one of the reasons in Permit Items 16.14 through 16.21. If infiltration is prohibited, identify other methods to retain the water quality volume (e.g., wet sedimentation basin, filtration basin, regional pond, or equivalent method). (CSW Permit Items 5.15, 15.4 through 15.5, and 23.14)

5.2 Attach design parameters for the planned permanent stormwater treatment system, including volume calculations, discharge rate calculation, construction details including basin depth, outlet configurations, location, design of pre-treatment devices and timing for installation. (CSW Permit Items 5.6 and 5.25 and Sections 18 through 19)

5.3 For infiltration systems, attach on-site soil testing results verifying soil type and distance to the seasonal water table or bedrock (from both of the basins) in the vicinity of the infiltration or filtration system. (CSW Permit Items 16.10 and 16.12)

5.4 For linear projects with catch of right of way to install treatment systems capable of treating the entire water quality volume, identify other methods for providing treatment of runoff prior to discharge (e.g., grassed swales, filtration systems, smaller ponds or grit chambers, etc.). (CSW Permit Item 15.9)

5.5 Attach documentation of reasonable attempts made to obtain right of way for stormwater treatment systems. (CSW Permit Items 5.13 and 15.9)

5.6 For projects that discharge to trout streams, including tributaries to trout streams, identify temperature controls in the permanent stormwater treatment system. (CSW Permit Item 20.2)

6.0 INSPECTION AND MAINTENANCE ACTIVITIES:

6.1 Persons with Required Training: Trained individuals include those parties responsible for installing, supervising, repairing, inspecting, and maintaining erosion prevention and sediment control BMPs at the site. Trained individuals are also responsible for implementation of the SWPPP and compliance with the General Permit until the construction activities are complete, permanent cover has been established, and a Notice of Termination (NOT) has been submitted. (CSW Permit Items 5.20, 5.21, and 11.9 and Section 21)

These individuals will be trained in accordance with the requirements of the General Permit, including the requirement that the content and extent of training will be commensurate with the individual's job duties and responsibilities.

Below is a list of people responsible for this project who are knowledgeable and experienced in the application of erosion prevention and sediment control BMPs:

Table with columns: Trained Individual, Responsibility, Training Entity, Training Date, and dates for Training and Revision/Amendment.

6.2 Frequency of Inspections: A trained person will routinely inspect the entire construction site. (CSW Permit Items 11.2, 11.10, and 23.13)
a. at least once every 7 days during active construction
b. within 24 hours after a rainfall event greater than 0.5 inches in 24 hours

Inspection frequency may be adjusted under the following circumstances:
a. Where parts of the construction areas have permanent cover, but work remains on other parts of the site, inspections of the areas with permanent cover may be reduced to once per month.
b. Where construction areas have permanent cover and no construction activity is occurring on the site, inspections can be reduced to once per month and, after 12 months, may be reduced to once per year.
c. Where construction activity has been suspended due to frozen ground conditions or the inspections may be suspended. The required inspections and maintenance schedule must begin within 24 hours after runoff occurs at the site or upon resuming construction, whichever comes first.

6.3 Inspection Requirements: Each construction stormwater site inspection shall include inspection of the following areas. (CSW Permit Items 11.3 through 11.18)
a. erosion prevention and sediment control BMPs and pollution prevention management measures
b. surface water for evidence of erosion and sediment deposition
c. construction site vehicle exit locations for evidence of off site sediment tracking
d. streets and other areas adjacent to the project for evidence of off site accumulations of sediment

6.4 Maintenance Requirements: Maintenance of the following areas and BMPs shall be performed as follows: (CSW Permit Items 11.3 through 11.8)
a. Nonfunctional BMPs will be repaired, replaced, or supplemented with functional BMPs by the end of the next business day after discovery or as soon as field conditions allow access.
b. Perimeter control devices will be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/2 of the height of the device.
c. Temporary and permanent sedimentation basins will be drained and the sediment removed when the depth of sediment collected in the basin reaches 1/2 the storage volume.
d. Debris and sediment deposited in surface waters will be removed, and the areas where sediment removal results in exposed soil will be re-stabilized. The removal and stabilization will be completed within 7 calendar days of discovery unless precluded by legal, regulatory, or physical access constraints. If

precluded due to access constraints, reasonable efforts to obtain access will be used. Removal and stabilization will take place within 7 calendar days of obtaining access.
Tracked sediment on paved surfaces will be removed within 1 calendar day of discovery.
Areas undergoing stabilization will be reestablished as necessary to achieve required cover.

6.5 Recordkeeping Requirements: (CSW Permit Items 11.11 and 24.5 and Sections 6 and 20)

- 1. All inspections and maintenance activities must be recorded in writing within 24 hours of being conducted and these records must be retained with the SWPPP. Records of each inspection and maintenance activity shall include the date and time, name of inspector(s), findings of inspections, corrective actions (including dates, times, and party completing maintenance activities), and date of all rainfall events greater than 0.5 inches in 24 hours and the amount of rainfall for each event.
a. If any discharge is observed during the inspection, document the location and appearance of the discharge (e.g., color, odor, settled or suspended solids, oil, sheen, and other visible indicators of pollutants), and a photograph of the discharge.
2. The SWPPP will be amended to include additional or modified BMPs to correct problems or address situations whenever there is a change in design or construction, operation, maintenance, weather, or seasonal conditions that has a significant effect on the discharge of pollutants to surface waters or groundwater.
a. The SWPPP will be amended when inspections or investigations by the site owner, operator, or contractors or by USEPA/MPCA officials indicate that the SWPPP is not effective in eliminating or minimizing the discharge of pollutants to surface waters or groundwater; the discharges are causing a significant quality standard exceedance; or the SWPPP is not consistent with a USEPA approved TMDL.
b. Any amendments to the SWPPP proposed as a result of the inspection will be documented as required within 7 calendar days.
c. Amendments will be completed by an appropriately trained individual. Changes involving the use of a less stringent BMP will include a justification for the permittee who has operational control of the site. The SWPPP can be kept in either a field office or in an on-site vehicle during normal working hours.
3. Records Retention: The SWPPP, including all changes to it, and inspection and maintenance records must be kept at the site during construction by the permittee who has operational control of the site.
4. Record Availability: The permittees must make the SWPPP, including inspection reports, maintenance records, and training records, available to federal, state, and local officials within three days upon request for the duration of the permit coverage and for three years following the NOT.

7.0 POLLUTION PREVENTION MEASURES:

- 1. Any construction products and landscape materials that have the potential to leach pollutants shall be stored under cover (e.g., plastic sheeting or temporary roofs) to prevent discharge of pollutants through minimization of contact with stormwater. Storage of such materials within the Project area will be maintained to the extent possible. (CSW Permit Item 12.2)
2. Pesticides, fertilizers, and treatment chemicals will be stored under cover (e.g., plastic sheeting, temporary roofs, within a building, or in weather-proof containers) to prevent discharge of pollutants through minimization of contact with stormwater. Storage of such materials within the Project area will be minimized to the extent possible. (CSW Permit Item 12.3)
3. Hazardous materials and toxic waste (e.g., oil, diesel fuel, gasoline, hydraulic fluids, paint solvents, petroleum-based products, wood preservatives, adhesives, curing compounds, and acids) shall be stored and disposed of in compliance with Minnesota Rules Chapter 7045, including secondary containment (as applicable). Hazardous materials shall be properly stored in sealed containers to prevent spills, leaks, or other discharges and prevent precipitation from falling onto the containers or stored hazardous materials. (CSW Permit Items 2.3 and 12.4)
4. Solid waste shall be collected, stored, and disposed of properly in compliance with Minnesota Rules Chapter 7003. This includes storage within covered trash containers and daily removal of litter and debris. Storage of solid waste within the Project area will be minimized to the extent possible. (CSW Permit Item 12.5)
5. Portable toilets will be located away from surface waters and positioned and secured to the ground so they will not be tipped or knocked over. Sanitary waste will be disposed of in accordance with Minnesota Rules, chapter 7047. Portable toilets will be periodically emptied and the waste hauled off-site by a licensed hauler. (CSW Permit Item 12.6)
6. Vehicle fueling will only occur in designated areas. Spill kits sized appropriately for the amount of refueling taking place will be located. Spill kits will be clearly labeled and contain materials to assist in spill cleanup including absorbent pads, booms for containing spills, and heavy-duty protective gloves. Spills will be reported to the Minnesota DNR Office as required by Minnesota Statutes, section 115.061. (CSW Permit Items 2.3 and 12.7)
a. Any fuel tanks brought on-site will have properly sized containment and will not be topped off to avoid spills from overflowing. Fuel tanks will meet industry standards (designed to hold fuel type, properly maintained, not illegally modified, not missing leak indicator floats for double walled tanks, spill gauges not used, etc.) or be removed from the area.
b. Guidelines for spill prevention and response include:
- Take reasonable steps to prevent the discharge of spilled or leaked chemicals, including fuel, from any area where chemicals or fuel will be loaded or unloaded, including the use of drip pans or absorbents unless infeasible.
- Perform regular preventative maintenance on tanks and fuel lines.
- Inspect pumps, cylinders, hoses, valves, and other mechanical equipment on-site for damage or deterioration.
- Do not wash or rinse fueling areas with water.
- Maintain adequate supplies to clean up discharged materials and provide an appropriate disposal method for recovered spilled materials.
- Report and clean up spills immediately as required by Minnesota Statutes, section 115.061, using dry clean up measures where possible; and
- Maintain copies of safety data sheets (SDSs) for hazardous materials on-site in locations readily available to emergency responders.
7. If vehicle and equipment washing is necessary, a vehicle wash station will be located in a designated area. Runoff from the washing area will be contained in a sediment basin and water from the washing activity will be properly disposed of. Any soaps, detergents, or solvents will be properly used and stored. Any degreasers and other cleaners not permitted for discharge will not be used. (CSW Permit Items 2.3 and 12.8)
8. The Project will not result in concrete or other wash-out activities. If necessary, a description of the storage and disposal of concrete and other washout wastes so that wastes do not contact the ground will be added. (CSW Permit Items 2.3 and 12.9)

8.0 PERMANENT COVER AND PERMIT TERMINATION CONDITIONS:

- 1. The areas disturbed during construction will be stabilized with permanent cover upon completion of work. Permanent cover may be vegetative or non-vegetative, as appropriate. Establishment of permanent cover may include the following activities: seeding, mulching and erosion control blankets. (CSW Permit Item 5.17)
2. For a construction site to achieve "permanent cover", the following requirements must be completed prior to termination of permit coverage (CSW Permit Sections 4 and 13):
a. All soil disturbing construction activities have been completed and permanent cover has been installed over all areas. Vegetative cover consists of a uniform permanent vegetation with a density of 70% of its expected final growth. Vegetation is not required where the function of a specific area dictates no vegetation (such as impervious surfaces or the base of a sand filter).
b. All sediment has been removed by any conveyance system including culverts.
c. All temporary synthetic erosion prevention and sediment control BMPs have been removed. BMPs designed to decompose on-site may be left in place.
Submit a Notice of Termination (NOT) form to the MPCA within 30 days after the termination conditions are complete.

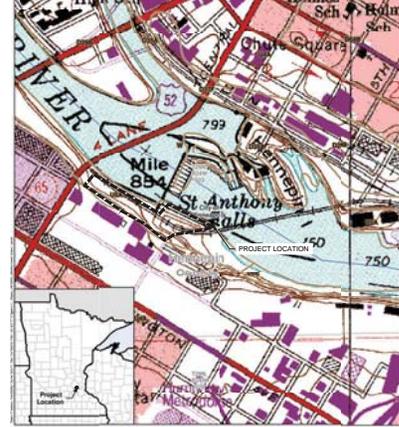


Figure 1: TOPOGRAPHIC MAP WITH SURFACE WATER/SOIL TYPES. Includes a scale bar (0 to 2000 feet), a north arrow, and a logo for GOPHER STATE CALL BEFORE YOU DIG. 1-800-251-1166



WATER WORKS MEZZANINE PHASE



401 2nd Avenue North, Suite 410 Minneapolis, MN 55401 p 612.332.7522

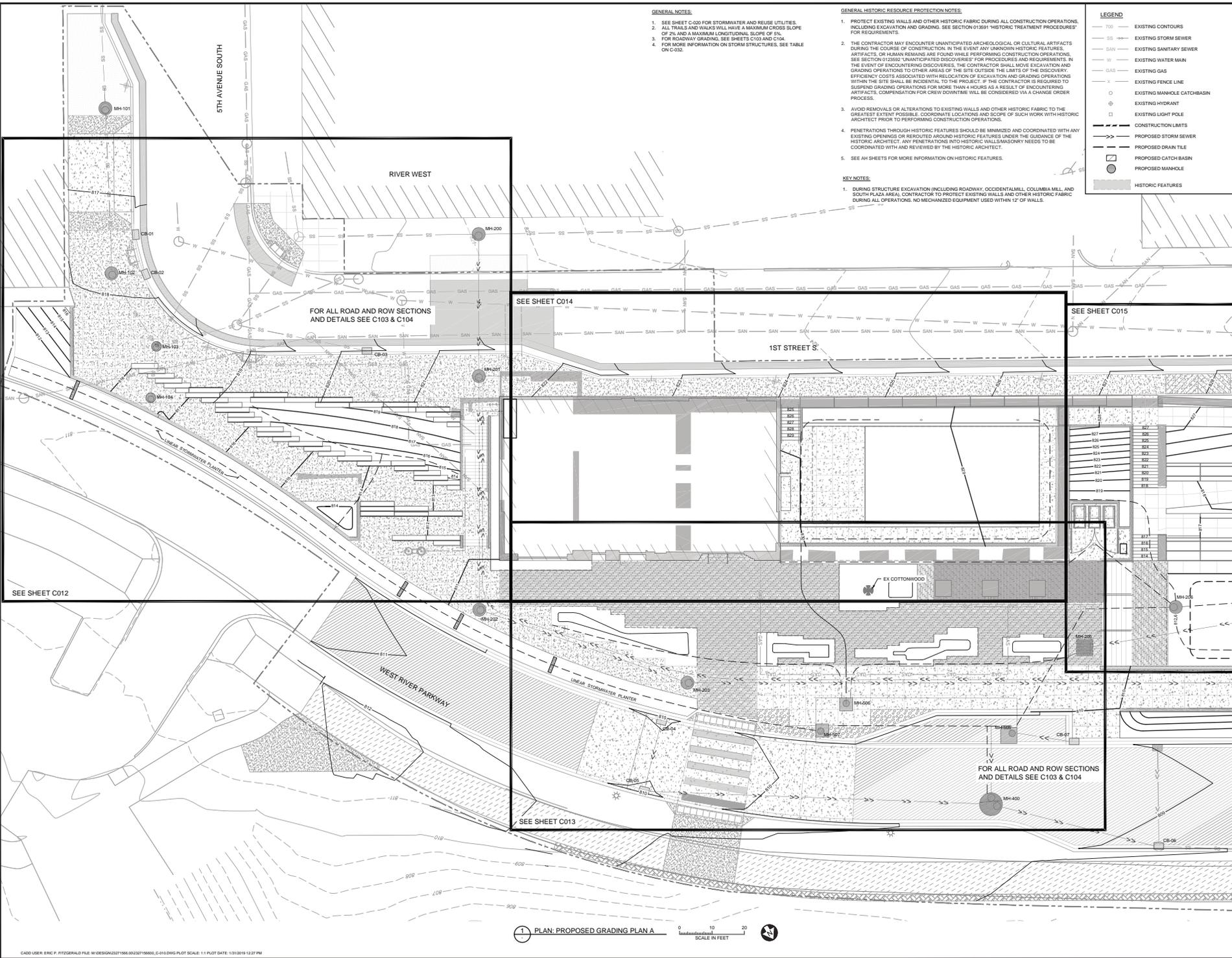
CONTRACT DOCUMENTS 01/31/2019

I hereby certify that this document 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.
Name: Kurt A. Leuhoff
Registration #: 22226
Signature: [Handwritten Signature]
Date: 01-31-2019

Date: 01-31-2019
DF/Project #: 16-132
Scale: AS NOTED
Drawn/Checked: EPF/JAKC

ISSUED: DATE
100% CDs: 01-31-2019

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) C002



GENERAL NOTES:

1. SEE SHEET C-200 FOR STORMWATER AND REUSE UTILITIES.
2. ALL TRAILS AND WALKS WILL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM LONGITUDINAL SLOPE OF 5%.
3. FOR ROADWAY GRADING, SEE SHEETS C103 AND C104.
4. FOR MORE INFORMATION ON STORM STRUCTURES, SEE TABLE ON C-032.

GENERAL HISTORIC RESOURCE PROTECTION NOTES:

1. PROTECT EXISTING WALLS AND OTHER HISTORIC FABRIC DURING ALL CONSTRUCTION OPERATIONS, INCLUDING EXCAVATION AND GRADING. SEE SECTION 013691 "HISTORIC TREATMENT PROCEDURES" FOR REQUIREMENTS.
2. THE CONTRACTOR MAY ENCOUNTER UNANTICIPATED ARCHEOLOGICAL OR CULTURAL ARTIFACTS DURING THE COURSE OF CONSTRUCTION. IN THE EVENT ANY UNKNOWN HISTORIC FEATURES, ARTIFACTS, OR HUMAN REMAINS ARE FOUND WHILE PERFORMING CONSTRUCTION OPERATIONS, SEE SECTION 012802 "UNANTICIPATED DISCOVERIES" FOR PROCEDURES AND REQUIREMENTS. IN THE EVENT OF ENCOUNTERING DISCOVERIES, THE CONTRACTOR SHALL MOVE EXCAVATION AND GRADING OPERATIONS TO OTHER AREAS OF THE SITE OUTSIDE THE LIMITS OF THE DISCOVERY. EFFICIENCY COSTS ASSOCIATED WITH RELOCATION OF EXCAVATION AND GRADING OPERATIONS WITHIN THE SITE SHALL BE INCIDENTAL TO THE PROJECT. IF THE CONTRACTOR IS REQUIRED TO SUSPEND GRADING OPERATIONS FOR MORE THAN 4 HOURS AS A RESULT OF ENCOUNTERING ARTIFACTS, COMPENSATION FOR CREW DOWNTIME WILL BE CONSIDERED VIA A CHANGE ORDER PROCESS.
3. AVOID REMOVALS OR ALTERATIONS TO EXISTING WALLS AND OTHER HISTORIC FABRIC TO THE GREATEST EXTENT POSSIBLE. COORDINATE LOCATION AND SCOPE OF SUCH WORK WITH HISTORIC ARCHITECT PRIOR TO PERFORMING CONSTRUCTION OPERATIONS.
4. PENETRATIONS THROUGH HISTORIC FEATURES SHOULD BE MINIMIZED AND COORDINATED WITH ANY EXISTING OPENINGS OR REROUTED AROUND HISTORIC FEATURES UNDER THE GUIDANCE OF THE HISTORIC ARCHITECT. ANY PENETRATIONS INTO HISTORIC WALLS/MASONRY NEEDS TO BE COORDINATED WITH AND REVIEWED BY THE HISTORIC ARCHITECT.
5. SEE AH SHEETS FOR MORE INFORMATION ON HISTORIC FEATURES.

KEY NOTES:

1. DURING STRUCTURE EXCAVATION (INCLUDING ROADWAY, OCCIDENTAL MILL, COLUMBIA MILL, AND SOUTH PLAZA AREA), CONTRACTOR TO PROTECT EXISTING WALLS AND OTHER HISTORIC FABRIC DURING ALL OPERATIONS. NO MECHANIZED EQUIPMENT USED WITHIN 12" OF WALLS.

LEGEND

- 700 --- EXISTING CONTOURS
- SS --- EXISTING STORM SEWER
- SAN --- EXISTING SANITARY SEWER
- W --- EXISTING WATER MAIN
- GAS --- EXISTING GAS
- X --- EXISTING FENCE LINE
- O --- EXISTING MANHOLE CATCHBASIN
- ⊕ --- EXISTING HYDRANT
- --- EXISTING LIGHT POLE
- --- CONSTRUCTION LIMITS
- --- PROPOSED STORM SEWER
- --- PROPOSED DRAIN TILE
- --- PROPOSED CATCH BASIN
- --- PROPOSED MANHOLE
- --- HISTORIC FEATURES

FOR ALL ROAD AND ROW SECTIONS AND DETAILS SEE C103 & C104

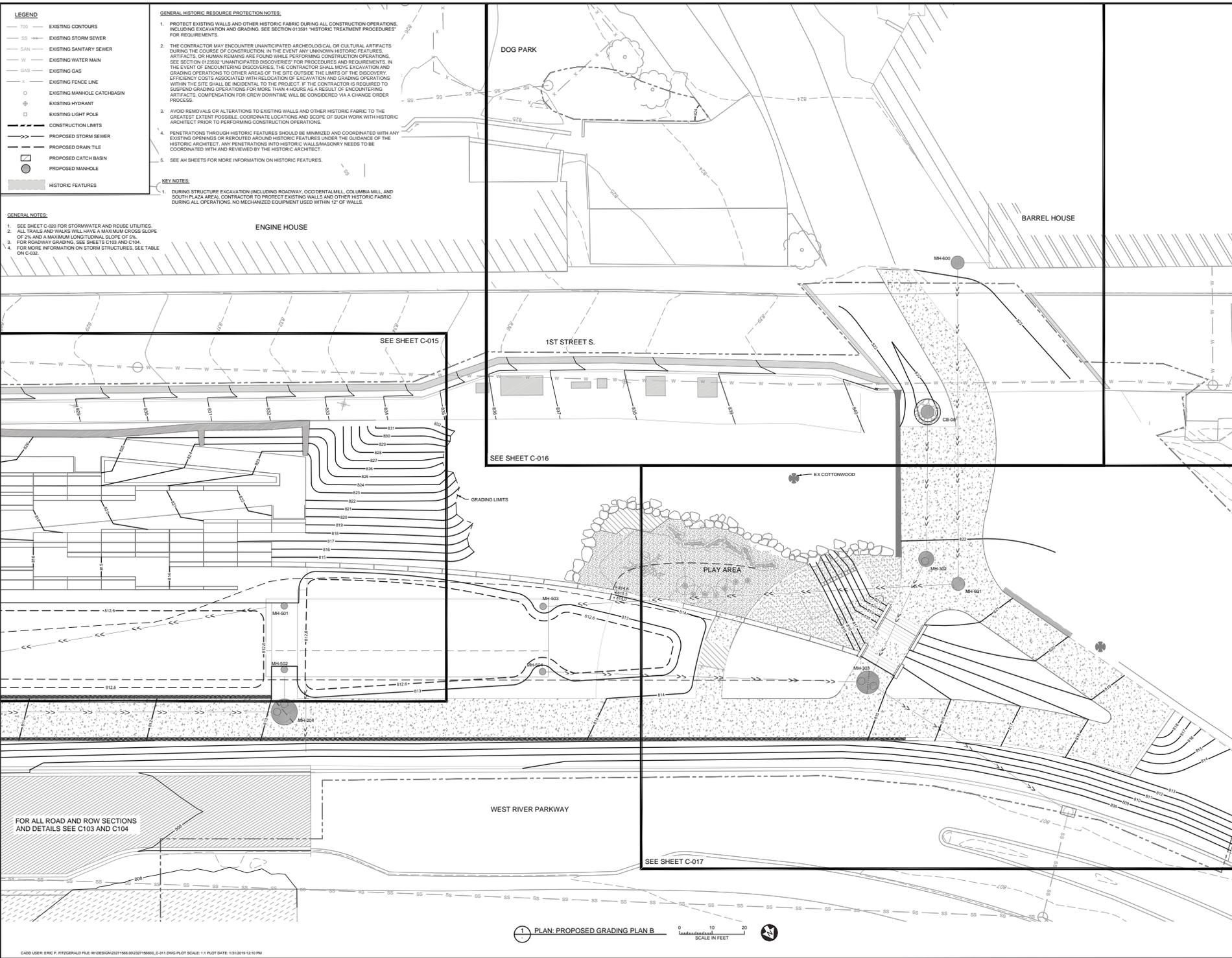
SEE SHEET C014

SEE SHEET C015

SEE SHEET C012

SEE SHEET C013

FOR ALL ROAD AND ROW SECTIONS AND DETAILS SEE C103 & C104



GENERAL NOTES:

1. SEE SHEET C-003 FOR STORMWATER AND REUSE UTILITIES.
2. ALL TRAILS AND WALKS WILL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM LONGITUDINAL SLOPE OF 5%.
3. FOR ROADWAY GRADING, SEE SHEETS C103 AND C104.
4. FOR MORE INFORMATION ON STORM STRUCTURES, SEE TABLE ON C-002.

LEGEND

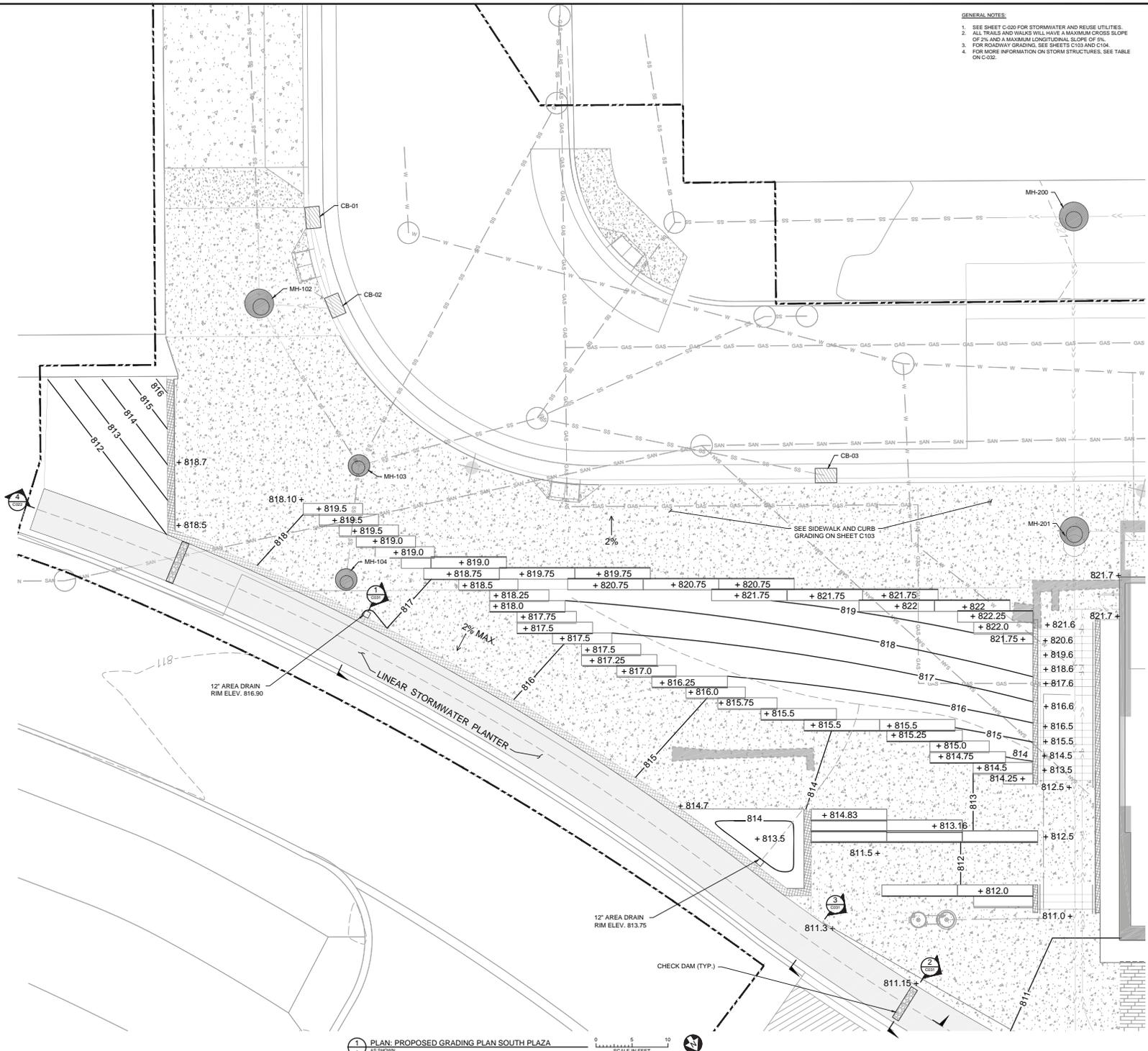
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- >> — PROPOSED DRAIN TILE
- ▭ — PROPOSED CATCH BASIN
- — PROPOSED MANHOLE
- ▨ — HISTORIC FEATURES

GENERAL HISTORIC RESOURCE PROTECTION NOTES:

1. PROTECT EXISTING WALLS AND OTHER HISTORIC FABRIC DURING ALL CONSTRUCTION OPERATIONS, INCLUDING EXCAVATION AND GRADING. SEE SECTION 01501 "HISTORIC TREATMENT PROCEDURES" FOR REQUIREMENTS.
2. THE CONTRACTOR MAY ENCOUNTER UNANTICIPATED ARCHAEOLOGICAL OR CULTURAL ARTIFACTS DURING THE COURSE OF CONSTRUCTION. IN THE EVENT ANY UNKNOWN HISTORIC FEATURES, ARTIFACTS, OR HUMAN REMAINS ARE FOUND WHILE PERFORMING CONSTRUCTION OPERATIONS, SEE SECTION 01501 "UNANTICIPATED DISCOVERIES" FOR PROCEDURES AND REQUIREMENTS. IN THE EVENT OF ENCOUNTERING DISCOVERIES, THE CONTRACTOR SHALL MOVE EXCAVATION AND GRADING OPERATIONS TO OTHER AREAS OF THE SITE OUTSIDE THE LIMITS OF THE DISCOVERY. EFFICIENCY COSTS ASSOCIATED WITH RELOCATION OF EXCAVATION AND GRADING OPERATIONS WITHIN THE SITE SHALL BE INCIDENTAL TO THE PROJECT. IF THE CONTRACTOR IS REQUIRED TO SUSPEND GRADING OPERATIONS FOR MORE THAN 4 HOURS AS A RESULT OF ENCOUNTERING ARTIFACTS, COMPENSATION FOR CREW DOWNTIME WILL BE CONSIDERED VIA A CHANGE ORDER PROCESS.
3. AVOID REMOVALS OR ALTERATIONS TO EXISTING WALLS AND OTHER HISTORIC FABRIC TO THE GREATEST EXTENT POSSIBLE. COORDINATE LOCATIONS AND SCOPE OF SUCH WORK WITH HISTORIC ARCHITECT PRIOR TO PERFORMING CONSTRUCTION OPERATIONS.
4. PENETRATIONS THROUGH HISTORIC FEATURES SHOULD BE MINIMIZED AND COORDINATED WITH ANY EXISTING OPENINGS OR REVERTED AROUND HISTORIC FEATURES UNDER THE GUIDANCE OF THE HISTORIC ARCHITECT. ANY PENETRATIONS INTO HISTORIC WALLS/MASONRY NEEDS TO BE COORDINATED WITH AND REVIEWED BY THE HISTORIC ARCHITECT.
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KEY NOTES:

1. DURING STRUCTURE EXCAVATION (INCLUDING ROADWAY, OCCIDENTALMILL, COLUMBIA MILL AND SOUTH PLAZA AREA), CONTRACTOR TO PROTECT EXISTING WALLS AND OTHER HISTORIC FABRIC DURING ALL OPERATIONS. NO MECHANIZED EQUIPMENT USED WITHIN 12" OF WALLS.



1 PLAN: PROPOSED GRADING PLAN SOUTH PLAZA
AS SHOWN



GENERAL NOTES:

1. SEE SHEET C-020 FOR STORMWATER AND REUSE UTILITIES.
2. ALL TRAILS AND WALKS WILL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM LONGITUDINAL SLOPE OF 5%.
3. FOR ROADWAY GRADING, SEE SHEETS C103 AND C104.
4. FOR MORE INFORMATION ON STORM STRUCTURES, SEE TABLE ON C-020.

GENERAL HISTORIC RESOURCE PROTECTION NOTES:

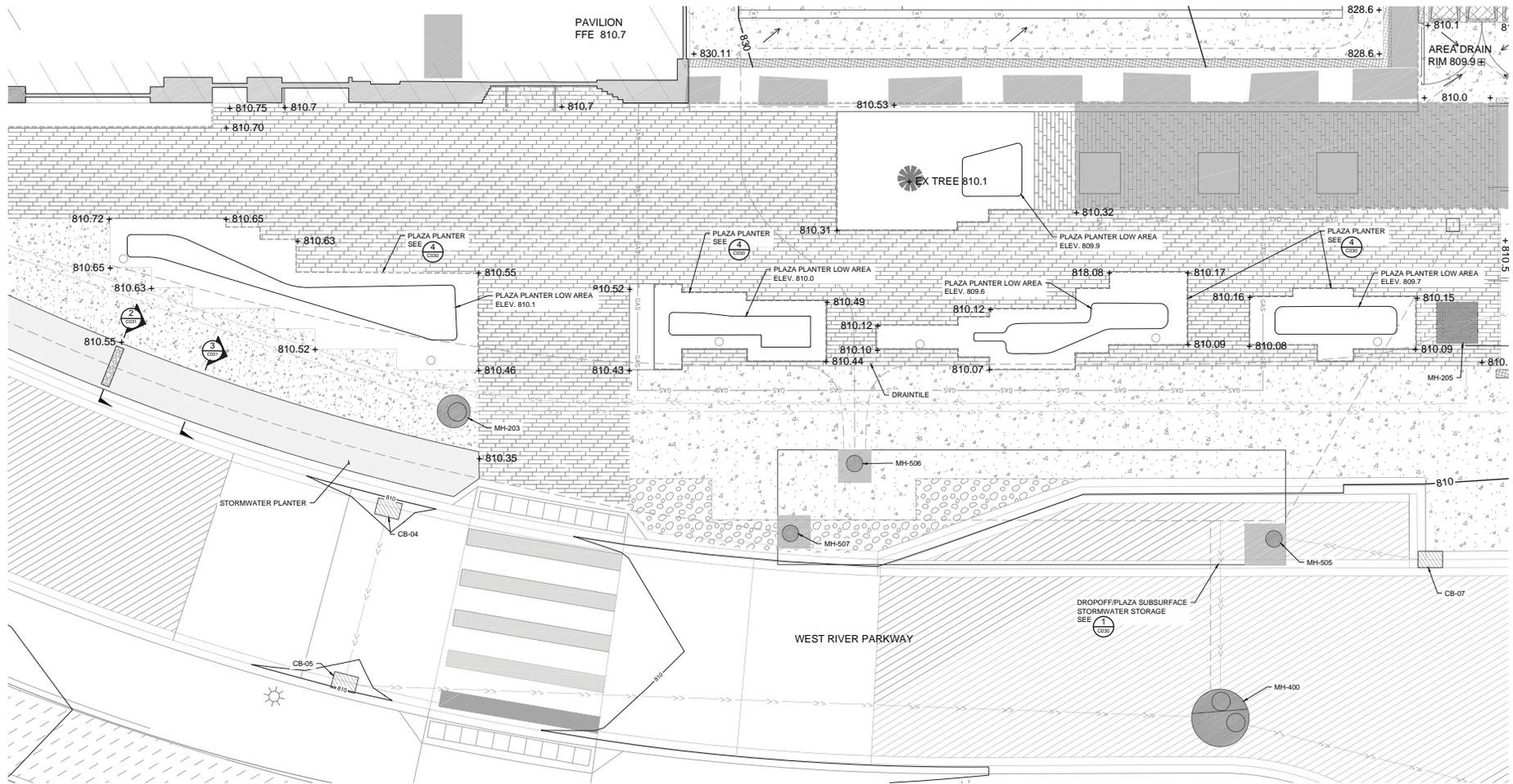
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2. THE CONTRACTOR MAY ENCOUNTER UNANTICIPATED ARCHEOLOGICAL OR CULTURAL ARTIFACTS DURING THE COURSE OF CONSTRUCTION. IN THE EVENT ANY UNKNOWN HISTORIC FEATURES, ARTIFACTS, OR HUMAN REMAINS ARE FOUND WHILE PERFORMING CONSTRUCTION OPERATIONS, SEE SECTION 01361 "UNANTICIPATED DISCOVERIES" FOR PROCEDURES AND REQUIREMENTS. IN THE EVENT OF ENCOUNTERING DISCOVERIES, THE CONTRACTOR SHALL MOVE EXCAVATION AND GRADING OPERATIONS TO OTHER AREAS OF THE SITE OUTSIDE THE LIMITS OF THE DISCOVERY. EFFICIENCY COSTS ASSOCIATED WITH RELOCATION OF EXCAVATION AND GRADING OPERATIONS WITHIN THE SITE SHALL BE INCIDENTAL TO THE PROJECT. IF THE CONTRACTOR IS REQUIRED TO SUSPEND GRADING OPERATIONS FOR MORE THAN 4 HOURS AS A RESULT OF ENCOUNTERING ARTIFACTS, COMPENSATION FOR CREW DOWNTIME WILL BE CONSIDERED VIA A CHANGE ORDER PROCESS.
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LEGEND

- 7.00 — EXISTING CONTOURS
- SS — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- GAS — EXISTING GAS
- X — EXISTING FENCE LINE
- — EXISTING MANHOLE CATCHBASIN
- — EXISTING HYDRANT
- ⊕ — EXISTING LIGHT POLE
- --- CONSTRUCTION LIMITS
- --- PROPOSED STORM SEWER
- --- PROPOSED DRAIN TILE
- — PROPOSED CATCH BASIN
- — PROPOSED MANHOLE
- — HISTORIC FEATURES



1 PLAN: GRADING PLAN PLAZA
AS SHOWN



GENERAL NOTES:

1. SEE SHEET C-020 FOR STORMWATER AND REUSE UTILITIES.
2. ALL TRAILS AND WALKS WILL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM LONGITUDINAL SLOPE OF 5%.
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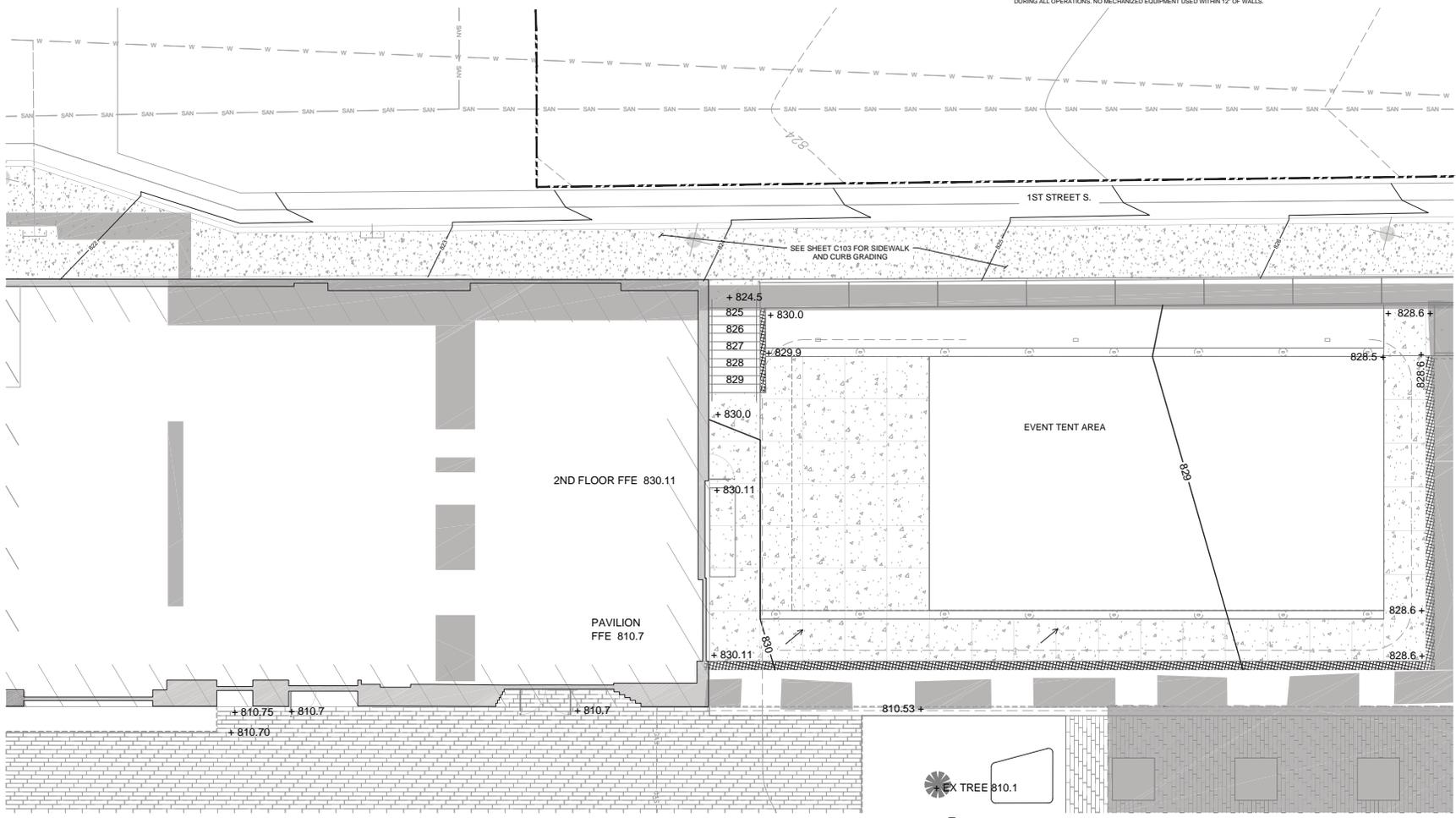
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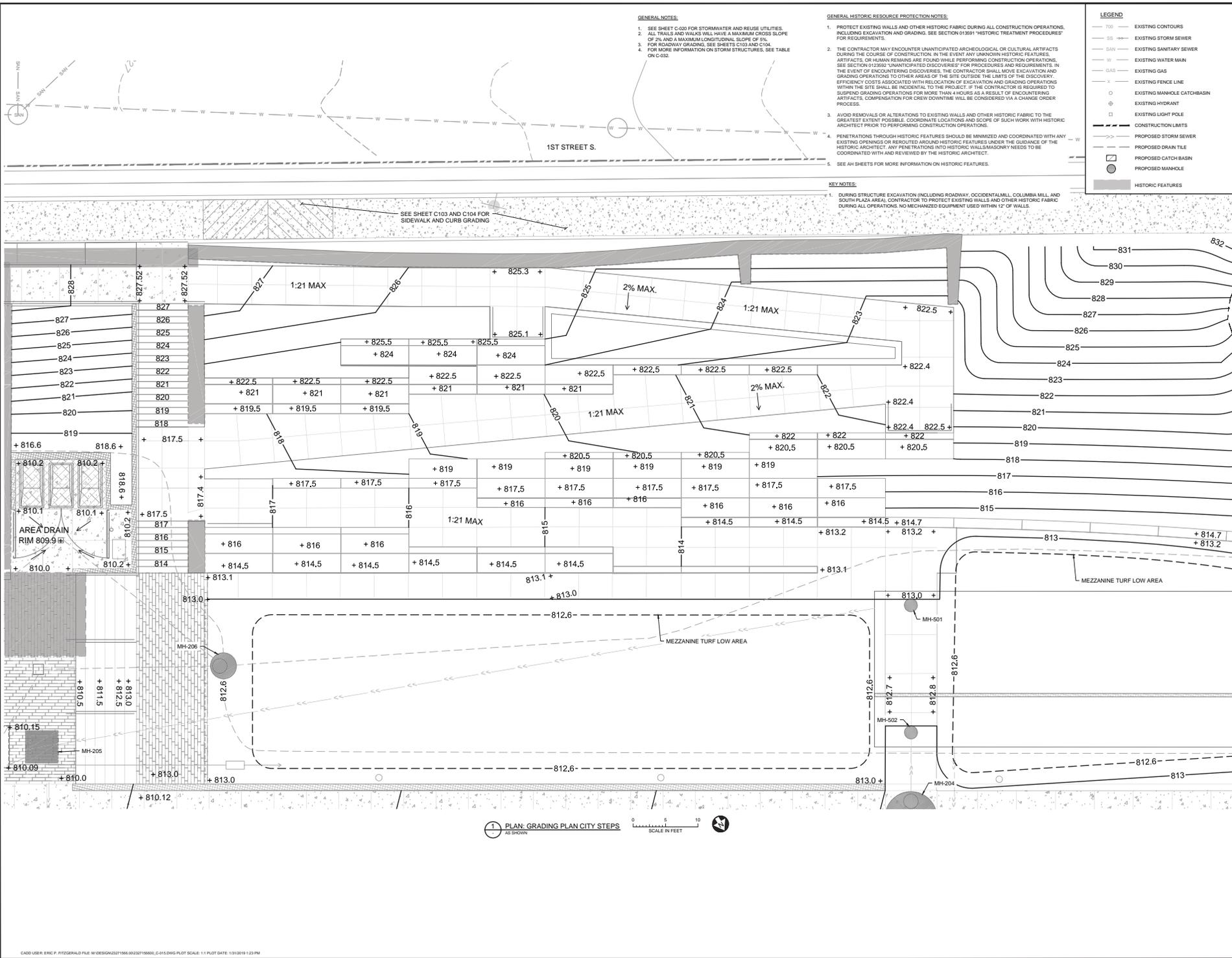
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- ⊠ PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- █ HISTORIC FEATURES



1 PLAN: GRADING PLAN COLUMBIA TERRACE
AS SHOWN





I hereby certify that this document 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.

Name: Kurt A. Leuthold
 Registration #: 22226
 Signature: *[Signature]* Date: 01/31/2019

Date: 01/31/2019
 DF/ Project #: 16-132
 Scale: AS NOTED
 Drawn/Checked: EPF/JAK2

ISSUED: DATE: 01/31/2019
 100% CDs

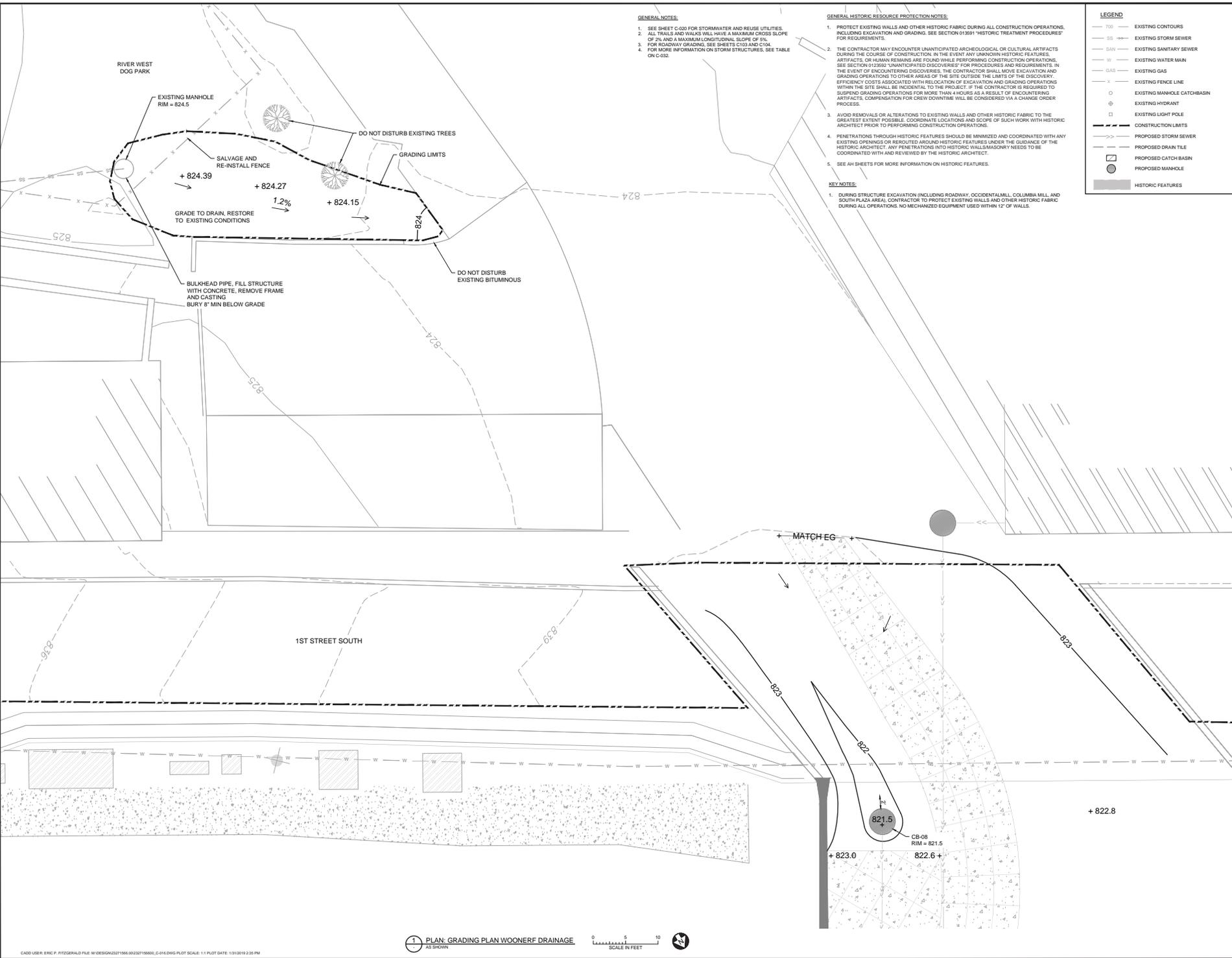
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- GENERAL NOTES:**
1. SEE SHEET C-020 FOR STORMWATER AND REUSE UTILITIES.
 2. ALL TRAILS AND WALKS WILL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM LONGITUDINAL SLOPE OF 5%.
 3. FOR ROADWAY GRADING, SEE SHEETS C103 AND C104.
 4. FOR MORE INFORMATION ON STORM STRUCTURES, SEE TABLE ON C-020.



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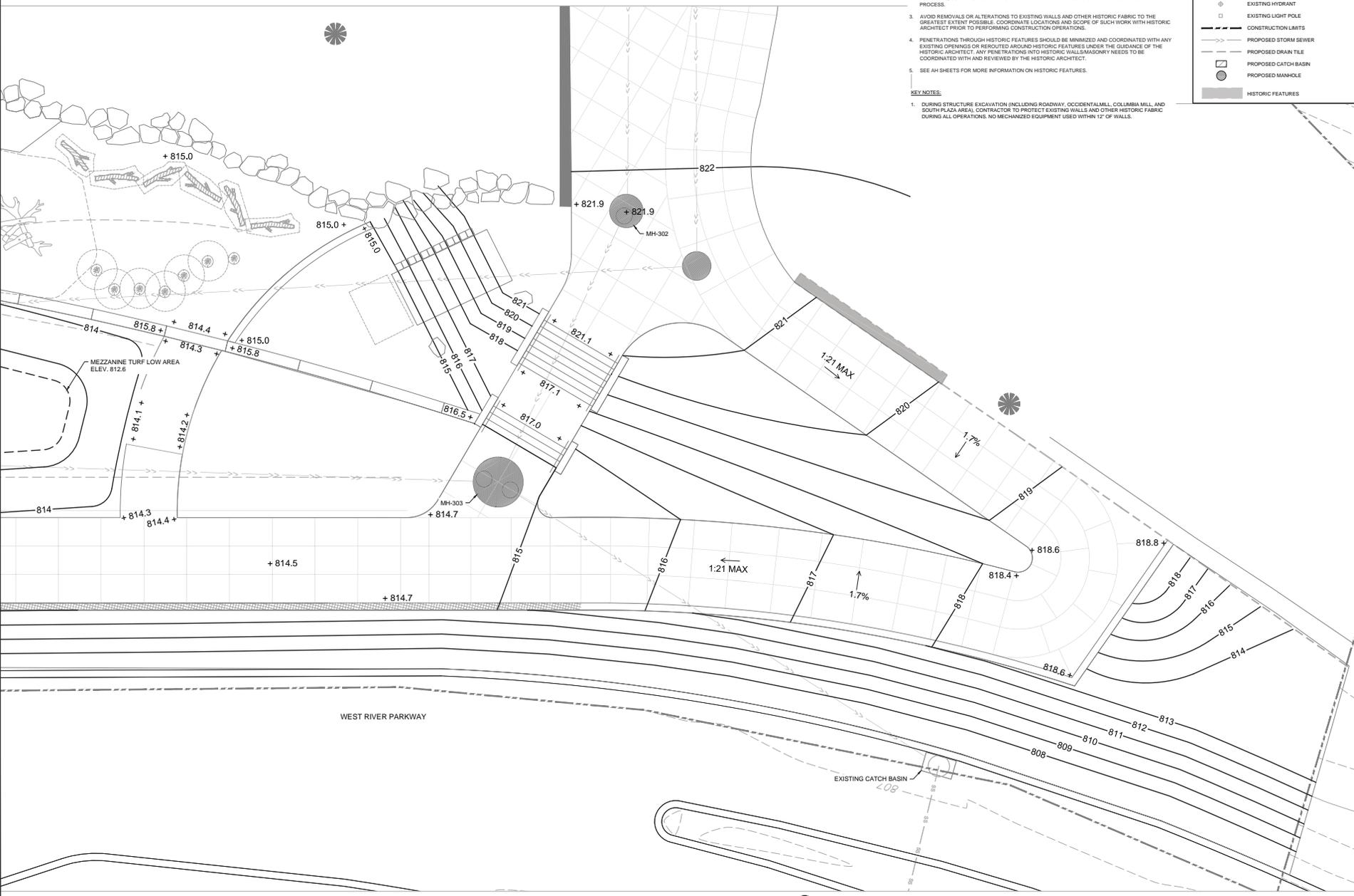
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3. AVOID REMOVALS OR ALTERATIONS TO EXISTING WALLS AND OTHER HISTORIC FABRIC TO THE GREATEST EXTENT POSSIBLE. COORDINATE LOCATIONS AND SCOPE OF SUCH WORK WITH HISTORIC ARCHITECT PRIOR TO PERFORMING CONSTRUCTION OPERATIONS.
4. PENETRATIONS THROUGH HISTORIC FEATURES SHOULD BE MINIMIZED AND COORDINATED WITH ANY EXISTING OPENINGS OR REROUTED AROUND HISTORIC FEATURES UNDER THE GUIDANCE OF THE HISTORIC ARCHITECT. ANY PENETRATIONS INTO HISTORIC WALLS/MASONRY NEEDS TO BE COORDINATED WITH AND REVIEWED BY THE HISTORIC ARCHITECT.
5. SEE AH SHEETS FOR MORE INFORMATION ON HISTORIC FEATURES.

KEY NOTES:

1. DURING STRUCTURE EXCAVATION (INCLUDING ROADWAY, OCCIDENTAL MILL, COLUMBIA MILL, AND SOUTH PLAZA AREAS), CONTRACTOR TO PROTECT EXISTING WALLS AND OTHER HISTORIC FABRIC DURING ALL OPERATIONS. NO MECHANIZED EQUIPMENT USED WITHIN 12' OF WALLS.

LEGEND

- 700 --- EXISTING CONTOURS
- SS --- EXISTING STORM SEWER
- SAN --- EXISTING SANITARY SEWER
- W --- EXISTING WATER MAIN
- GAS --- EXISTING GAS
- X --- EXISTING FENCE LINE
- O --- EXISTING MANHOLE CATCH BASIN
- ⊕ --- EXISTING HYDRANT
- --- EXISTING LIGHT POLE
- CONSTRUCTION LIMITS
- PROPOSED STORM SEWER
- PROPOSED DRAIN TIE
- ☑ --- PROPOSED CATCH BASIN
- --- PROPOSED MANHOLE
- HISTORIC FEATURES



GENERAL NOTES:

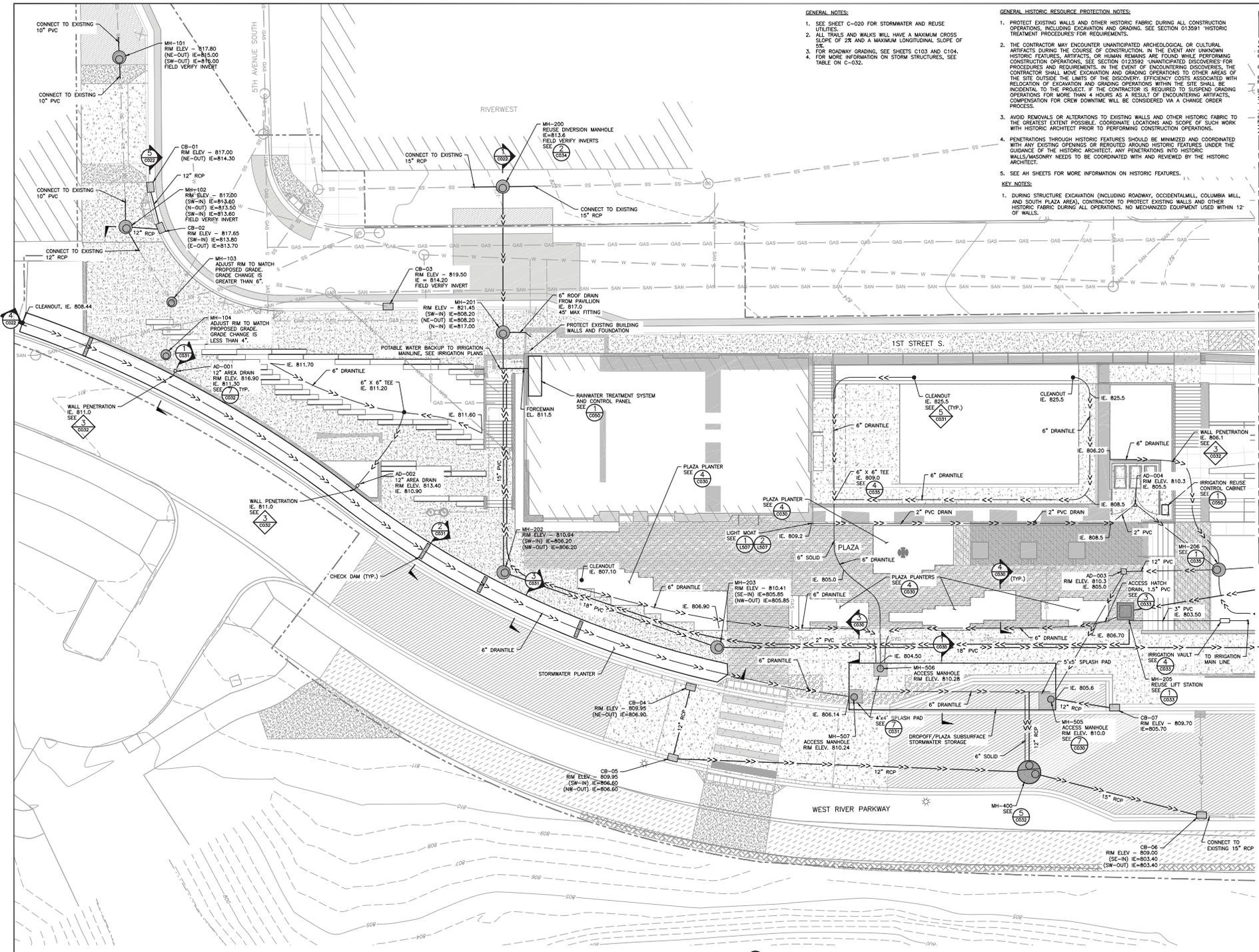
1. SEE SHEET C-020 FOR STORMWATER AND REUSE UTILITIES.
2. ALL TRAILS AND WALKS WILL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM LONGITUDINAL SLOPE OF 5%.
3. FOR ROADWAY GRADING, SEE SHEETS C103 AND C104.
4. FOR MORE INFORMATION ON STORM STRUCTURES, SEE TABLE ON C-032.

GENERAL HISTORIC RESOURCE PROTECTION NOTES:

1. PROTECT EXISTING WALLS AND OTHER HISTORIC FABRIC DURING ALL CONSTRUCTION OPERATIONS, INCLUDING EXCAVATION AND GRADING. SEE SECTION 013591 "HISTORIC TREATMENT PROCEDURES FOR REQUIREMENTS."
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5. SEE ALL SHEETS FOR MORE INFORMATION ON HISTORIC FEATURES.

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PLAN: STORMWATER MANAGEMENT AND REUSE PLAN
AS SHOWN

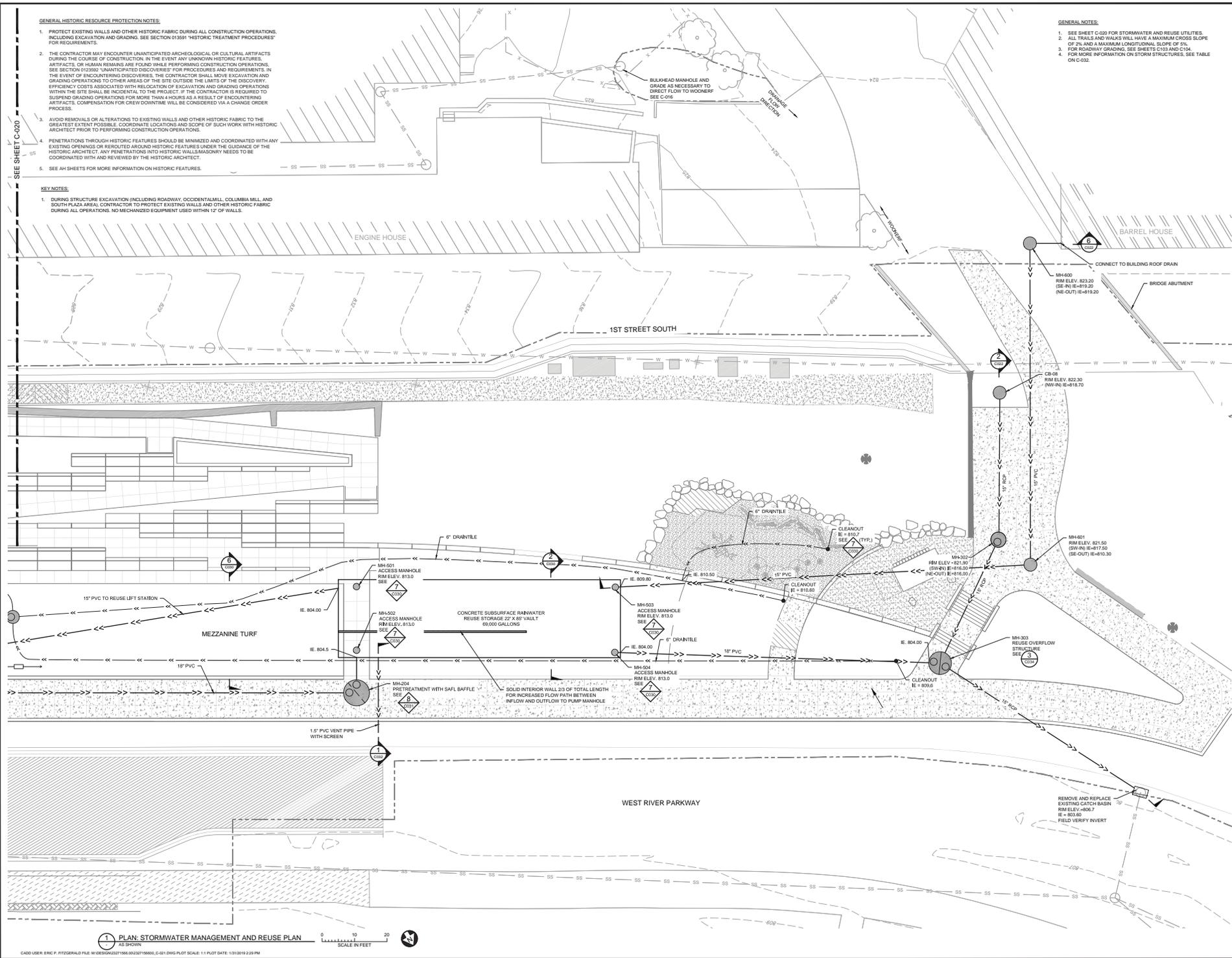


I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Name: Kurt A. Leuthold
 Registration#: 22226
 Signature: *Kurt A. Leuthold* 01/31/2019
 Date

Date: 01/31/2019
 DF/ Project #: 16-132
 Scale: AS NOTED
 Drawn/Checked: EPF/JAK2

ISSUED: DATE
 100% CDs: 01/31/2019



- GENERAL HISTORIC RESOURCE PROTECTION NOTES:**
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 3. FOR ROADWAY GRADING, SEE SHEETS C103 AND C104.
 4. FOR MORE INFORMATION ON STORM STRUCTURES, SEE TABLE ON C-022.

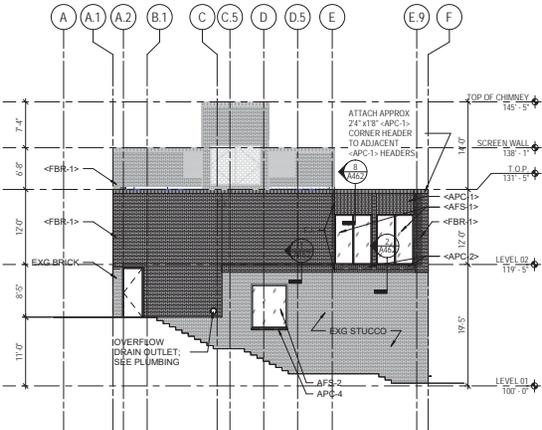
1 PLAN: STORMWATER MANAGEMENT AND REUSE PLAN
 AS SHOWN
 SCALE IN FEET

TOTAL EXTERIOR MATERIALS TABLE

MATERIAL	SQUARE FOOTAGE	PERCENTAGE OF TOTAL BUILDING
BRICK	4,534	61.2%
GLAZING	1,469	19.8%
EXG. MASONRY	1,353	18.3%
METAL PANEL	50	0.7%
	7,406	100%

SOUTH ELEVATION

MATERIAL	SQUARE FOOTAGE	PERCENTAGE OF ELEVATION
BRICK	950	58.0%
GLAZING	138	8.4%
EXG. MASONRY	580	30.5%
METAL PANEL	50	3.1%
	1,638	100%

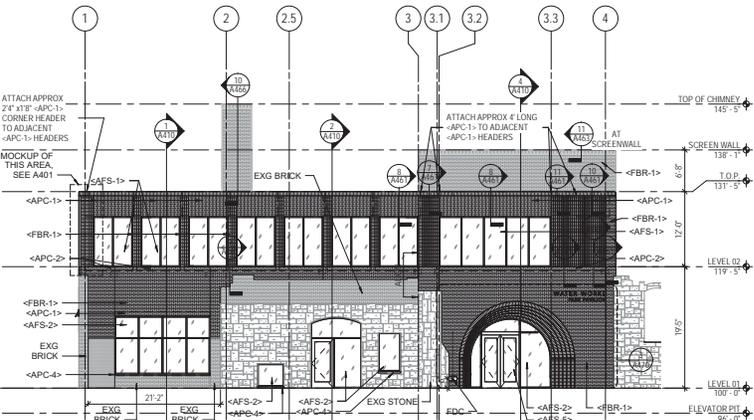


1 SOUTH ELEVATION

1/8" = 1'-0"

EAST ELEVATION

MATERIAL	SQUARE FOOTAGE	PERCENTAGE OF ELEVATION
BRICK	1,483	49.6%
GLAZING	614	20.5%
EXG. MASONRY	893	29.9%
METAL PANEL	0	0.0%
	2,990	100%

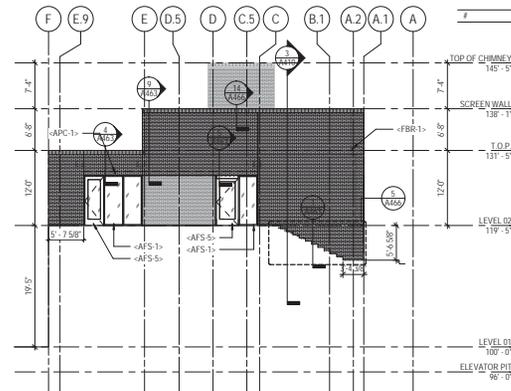


3 EAST ELEVATION

1/8" = 1'-0"

NORTH ELEVATION

MATERIAL	SQUARE FOOTAGE	PERCENTAGE OF ELEVATION
BRICK	754	85.4%
GLAZING	129	14.6%
EXG. MASONRY	0	0.0%
METAL PANEL	83	100%

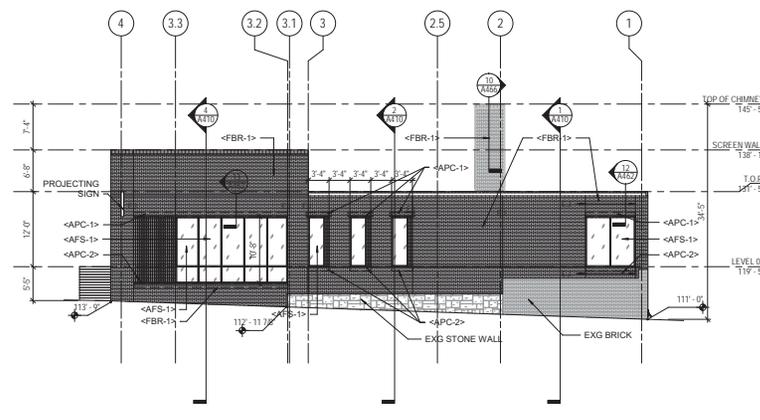


2 NORTH ELEVATION

1/8" = 1'-0"

WEST ELEVATION

MATERIAL	SQUARE FOOTAGE	PERCENTAGE OF ELEVATION
BRICK	1,347	70.7%
GLAZING	319	16.7%
EXG. MASONRY	239	12.6%
METAL PANEL	0	0.0%
	1,905	100%



4 WEST ELEVATION

1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

A. ELEVATIONS OF EXISTING FLOORS ARE BASED ON SURVEY INFORMATION AND/OR AS-BUILT DRAWINGS PROVIDED BY THE OWNER. THE SURVEY DATA MAY NOT BE COMPLETE AND THE ACTUAL EXISTING ELEVATIONS MAY VARY IN DIFFERENT PORTIONS OF THE EXISTING BUILDING. ALL INFORMATION MUST BE FIELD VERIFIED AND COORDINATED BETWEEN NEW AND EXISTING CONSTRUCTION TO PROVIDE MATCHING FLOOR ELEVATIONS WHERE REQUIRED.



MINNEAPOLIS PARKS FOUNDATION



MINNEAPOLIS PARK AND RECREATION BOARD

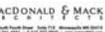
WATER WORKS MEZZANINE PHASE

DF/

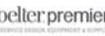
DAMON FARMER LANDSCAPE ARCHITECTS
401 2nd Avenue North, Suite 410
Minneapolis, MN 55401
#612.332.7422



420 North 2nd Street, Suite 100
Minneapolis, Minnesota 55401
p 612.758.4000



ARCHITECTS



MECHANICAL ENGINEERING & ARCHITECTURE

CONTRACT DOCUMENTS

01/31/2019

DESIGNER OFFICE: 2025 7TH AVENUE, SUITE 100, MINNEAPOLIS, MN 55402
AS OR INDICATED BY DIRECT SUPERSEDES THAT PARTS OF THIS DOCUMENT ARE THE PROPERTY OF THE STATE OF MINNESOTA.

NAME: HANSEN COOPER

DATE: JANUARY 31, 2019

REVISION: HANSEN COOPER

NO DESCRIPTION DATE

DATE: 1.31.2019

100% CDs

A400

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Attachment 8-Graphics



Image 1: Current Water Works Site Plan



Image 2: Current Water Works Site Rendering from over Saint Anthony Falls



Image 3: Water Works Pavilion and Main Plaza (West River Parkway rendering, looking downstream)



Image 4: Water Works Pavilion (First Street South rendering, looking downstream)

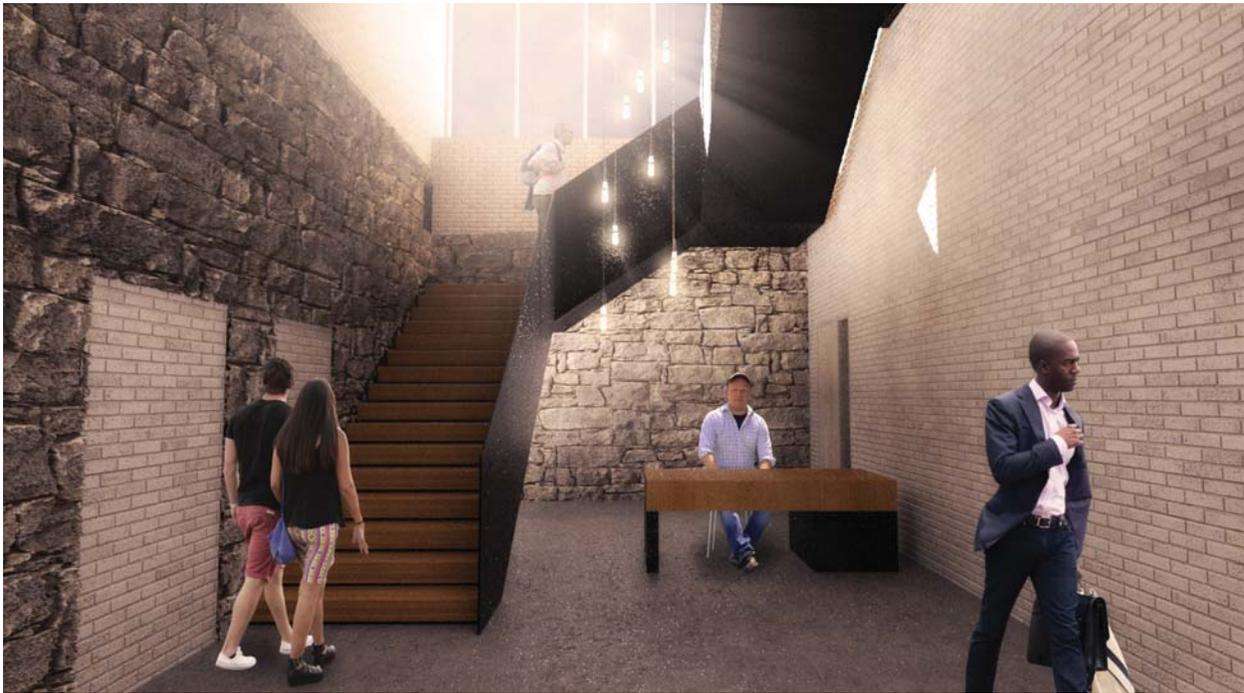


Image 5: Water Works Pavilion Main Lobby



Image 6: Water Works Pavilion Upper Lobby and Restaurant Dining



Image 7: Water Works South Plaza (aerial view)



Image 8: Water Works Main Plaza (looking downstream at Columbia Flour Mill)



Image 9: Water Works Mezzanine Lawn and City Steps (looking upstream from above Main Plaza)



Image 10: Water Works Upper Terrace (looking downstream from above First Street South)

Attachment 6 - Property Photos



First Street South - looking upstream



Site with downtown in the background



Project site and Third Avenue Bridge



Project site view from the parkway



Project site view of mill remnants



View along parkway to Third Avenue Bridge



Minneapolis Park & Recreation Board

Administrative Offices

2117 West River Road North
Minneapolis, MN 55411-2227

Northside Operation Center

4022 1/2 North Washington Avenue
Minneapolis, MN 55412-1742

Southside Operation Center

3800 Bryant Avenue South
Minneapolis, MN 55409-1000

Phone

612-230-6400

Fax

612-230-6500

www.minneapolisparcs.org

President

Brad Bourn

Vice President

AK Hassan

Commissioners

Chris Meyer
Kale Severson
Jono Cowgill
Steffanie Musich
Londel French
Meg Forney
LaTrisha Vetaw

Superintendent

Al Bangoura

Secretary to the Board

Jennifer B. Ringold

February 5, 2019

Steve Fletcher
City Council Ward 3
City of Minneapolis
350 S. 5th Street, Room 307
Minneapolis, MN 55415
steve.fletcher@minneapolismn.gov

Re: Water Works Mezzanine Phase Project, Pavilion and Landscape Design
City of Minneapolis Planning Commission Review

Dear Council Member Fletcher,

I am writing on the behalf of the Minneapolis Park and Recreation Board (MPRB) to notify you that the Water Works Mezzanine Phase project – the design of the new pavilion and landscape – will appear on the March 25, 2019 Planning Commission meeting agenda for Site Plan Review and consideration of a Conditional Use Permit. This work is anticipated to be bid out in February 2019 with a Spring 2019 construction start date. We plan to open the building in the spring of 2020; some site construction work may continue into the growing season. The pavilion and landscaping construction will extend across the entire Phase 1 Water Works site and focus on repairing the remaining historic mill resources, performing final site grading, landscaping the site, and building the pavilion.

Project Location and Address

The current address for Water Works is 420 First Street South (the former Fuji Ya address). MPRB is in the process of requesting an updated parkway address. The site is bound by West River Parkway, Fifth Avenue South, First Street South, and Third Avenue South. The second, and future, phase of Water Works includes the shoreline area between the parkway and the river, and extends down to Portland Avenue.

Water Works Project Overview

Water Works is a park development project in Mill Ruins Park overlooking the Falls of St. Anthony. It is an ambitious multi-phase undertaking by the MPRB to provide a versatile park program for the next generation and improve connections between downtown Minneapolis and the Mississippi riverfront. After Mill Ruins Park and the Stone Arch Bridge were opened, the riverfront saw a rapid increase in visitors. However, visitor services are lacking, and the Water Works site currently contains a closed building, three parking lots, and challenging circulation routes. The proposed design will provide indoor and

outdoor gathering and support spaces, and improved circulation for a better downtown/riverfront connection. Similar to attractions such as Sea Salt and Sand Castle, The Sioux Chef team will operate a year round food venue out of the public building. The two story building will have an MPRB staff office and desk, public seating and multi-purpose spaces, and includes an elevator to help visitors get down the steep riverfront topography. Graphic renderings attached show the project site and proposed plan.

Zoning Approvals

This Land Use Application is for the Pavilion and Landscape Design and requires C3A, Downtown Height, Downtown Parking, Shoreland, and Mississippi River Critical Area Zoning approvals. Because a portion of the new building will be 38' high, it exceeds the allowable height of 35' (by 3') for buildings within the Shoreland Overlay District. We are seeking a Conditional Use Permit to allow this project to proceed. Existing historic resources, such as ceilings and walls from the milling era, are driving the proposed building height. The top of the building will be the same height as the top of the former Fuji Ya restaurant that was also 38' tall.

Enclosed with this letter are the application several project images. MPRB is issuing both a digital and paper copy to the DMNA. Please contact me if you have any questions at 612-230-6486 or klamers@minneapolisparcs.org.

Sincerely,

A handwritten signature in cursive script that reads "Kate Lamers".

Kate Lamers, PLA, LEED AP
Design Project Manager
Minneapolis Park and Recreation Board



Minneapolis Park & Recreation Board

Administrative Offices

2117 West River Road North
Minneapolis, MN 55411-2227

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LaTrisha Vetaw

Superintendent

Al Bangoura

Secretary to the Board

Jennifer B. Ringold

February 5, 2019

Downtown Minneapolis Neighborhood Association

Re: Downtown East Neighborhood

40 S. 7th Street

Suite 212, PMB 172

Minneapolis, MN 55402

info@thedmna.org

Re: Water Works Mezzanine Phase Project, Pavilion and Landscape Design
City of Minneapolis Planning Commission Review

Dear Downtown Minneapolis Neighborhood Association,

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Kate Lamers, PLA, LEED AP
Design Project Manager
Minneapolis Park and Recreation Board