

February 1, 2005



Greco, LLC.  
129 North Second Street, Suite 100  
Minneapolis, MN 55401  
612.630.2450

# Walker Library Redevelopment

Redefining the Walker Library's Future



## Walker Library Redevelopment

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Developer's name and mailing address:

Gregory Real Estate Company LLC

129 N. 2nd Street, Suite 100

Minneapolis, MN 55401

Developer's current legal status:

Limited Liability Company

Federal ID number:

EIN 75-3020022

State ID number:

MN Tax ID 6526003

Contact:

Amie J. Gregory

Chief Manager

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agregory@grecolc.com

The Walker Library Redevelopment Project is an exciting opportunity for the future of the Library and the Uptown neighborhood. Our proposed structure is situated at the property line for maximum land usage, increased exposure to pedestrian traffic and supports a livable urban environment at this busy intersection of Hennepin and Lagoon Avenues. This Walker Library and residential project will attract transit oriented, young professionals who enjoy urban excitement and activities.

Our proposal includes a 17,000 sf Library located at street level with fully-glazed windows that allow exterior views with maximum daylight opportunities which enhance the neighborhood aesthetic. The library's large windows will overlook the Mall and the energetic activities of the Uptown atmosphere. This new setting visually engages the Library's patrons with the neighborhood while offering pedestrian's connectivity to the Library. This visual connection between the library and the surrounding neighborhood is the driving force behind our proposal.

Along Hennepin and Lagoon Avenues, a pedestrian scale colonnade with landscaping and seating will soften the property edge and extend the Library's presence to the outdoors. The Library entrance is off of Hennepin near Lagoon Avenue. The housing residents will enter a lobby directly from the Mall/Hennepin Avenue. Vehicular entrance is off Lagoon Avenue and provides 110 underground controlled and separated parking spaces - 36 for the Library and 74 for the housing. Loading/service will take place near the parking entrance off Lagoon.

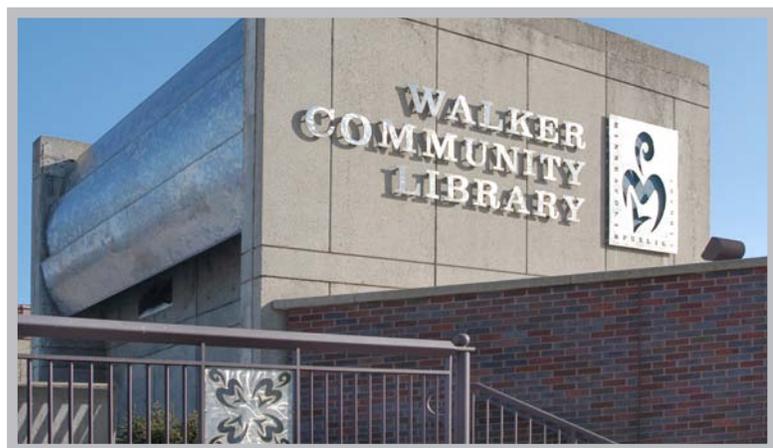
The residential component of our proposal consists of 4 floors above the Library that are composed of brick with oversized wood windows. The unit designs include a flexible living environment that provides the means to embrace and preserve individuality. All units are appointed with the latest industry standard treatments for finishes, appliances, features and state of the art internet access and security technology for the occupants. There is a variety of unique unit plans available in the building and each unit will have its own recessed balcony. Our design proposes 52 dwelling units on 4 floors above the Library with 13 units per floor consisting of 6 two-bedroom units and 7 one-bedroom units. Another feature that enhances access to the outdoors and increases day lighting opportunities for the Library is a residential roof garden with skylights into the Library.



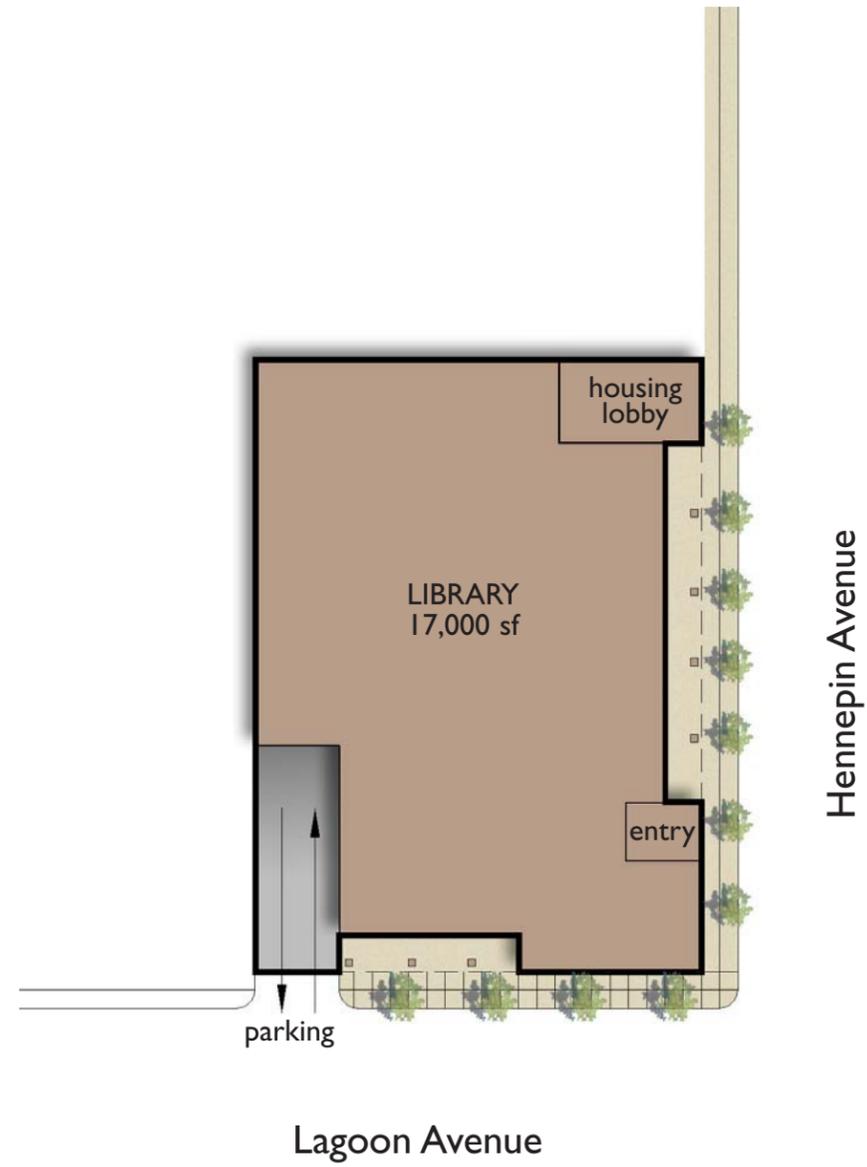
The anticipated phasing schedule is 2-3 months for demolition of the current structure, followed by 4 months of excavation for the new underground parking structure. New construction will be completed within 12 months; parking and Library will open first, housing second. With our experience working on the Rondo Community Outreach Library mixed-use project in St. Paul, we understand how to protect a 39,226 sf library from potential water problems and construction issues. To preempt water complications, our team took several precautions to ensure the Library was secure from moisture and other side-effects of a phased construction. The Rondo Library project has helped us further understand the importance of working closely with area residents, Library and City staff to create a successful project.

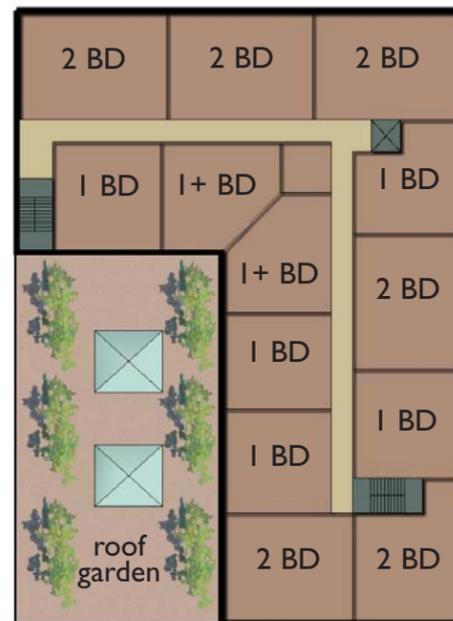
The Minneapolis Library Board, City of Minneapolis, Walker Library Staff, the East Isles neighborhood and many other groups, organizations, and individuals have made profound investments in the Uptown neighborhood. These investments have been financial, intellectual and emotional and have produced a significant amount of studies, reports, and findings. Our team has extensive experience working with neighborhood groups, Library Boards and City Staff and is sensitive to the issues regarding the Walker Library Redevelopment. The first step in promoting "smart growth" and community livability is to empower the community - our team brings a diverse experience background in working to empower Minneapolis neighborhoods, both professionally, as well as on a personal, activist level. We believe this project enhances a sense of community to an important urban area and is one of the most significant projects in Uptown in recent times.

Walker Library Redevelopment Project  
Redefining the Walker Library's Future





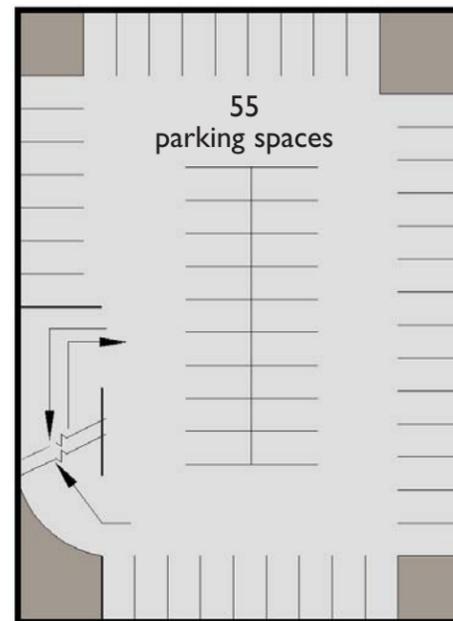




**Housing Summary:**

13 dwelling units  
4 floors of housing  
52 proposed units





**Parking Summary:**  
36 library spaces  
74 housing spaces  
110 total spaces



## identification of the entities

Crown Bank  
Peter Dahl  
President and CEO  
6600 France Avenue, Suite 125  
Edina, MN 55435  
(952) 285-5800

Associated Bank  
Erik Schwegler  
Vice President  
740 Marquette Avenue  
Minneapolis, MN 55402-2303  
612-359-4469

LaSalle Bank  
Tom Bobak  
Senior Vice President & Regional Manager  
50 South Sixth Street, Suite 1400  
Minneapolis, MN 55402



The result of this Request for Proposal should be a "sense of community". This area of Minneapolis is a thriving, bustling area of residents and commuters that utilize the common amenities and live/work among the masses. In this regard, GRECO proposes to develop a pedestrian friendly library facility, with for-sale residences above, that will attract transit oriented young professionals that want to live and work in this very active city lifestyle.

GRECO proposes to construct a new library that will be the public centerpiece for the Uptown Neighborhood. The library will consist of 17,000 s.f. of library space along with a coffee shop for neighborhood gathering. The cost of this library is approximately \$4,000,000. This cost will be covered by the following sources of funds.

- Existing library air rights	\$1,040,000
- Library Referendum	440,000
- Other Library Grant Funding Sources	2,678,000

GRECO will petition the necessary funding sources including, but not limited to, those listed in the Request for Proposal. Some private funding may be necessary through donation which GRECO will organize and support.

Arnie J. Gregory, principal of GRECO, has been involved in some of the most successful residential projects undertaken in the City of Minneapolis over the past ten years. Some of those projects include River Station, Heritage Landing, and The Village at St. Anthony Falls. These three projects alone total over \$200 million of residential real estate.

The project team of GRECO and BKV is a proven team. The principals of each of these companies collaborated to design and construct Heritage Landing, an award winning residential rental project in the Minneapolis warehouse district. BKV has also been involved in the design of the Rondo Library project in St. Paul.

The public benefits of this project are approximately 52 units of market rate for-sale condominiums that average approximately \$325,000. With added value of approximately \$40,000 of upgrades per unit, these units will carry a value of approximately \$365,000. This will create an estimated taxable value upon completion of approximately \$19,000,000.

GRECO is prepared to start work on this project in earnest and anticipates an approval time of approximately 6-9 months. During this time GRECO will start negotiating the project financing which will be fully satisfied by the time the project approval timeframe is complete. Design time will take approximately 2-3 months with full working drawings scheduled to be completed within 3 months of the date that the city approvals are adopted. All said, GRECO anticipates the full approval, design, pre-marketing, and construction document phase to last 12-15 months from the date the project is awarded. Pre-sales will be in the 40% range (22 units) and sellout is anticipated to be during the 12-14 month construction period.



**WALKER LIBRARY - CONDOMINIUMS: PRO-FORMA**

<b>REVENUES</b>							
Revenue Source	Number of Units	Base Price Per Unit	Unit FSF	Base Price Per Unit FSF	Total Revenue	%	
<b>Condominium Sales Revenue</b>	52	\$357,500	1,100	\$325.00	\$18,590,000	80.82%	
<b>Condominium Parking Revenue</b>	17	\$15,000			\$255,000	1.11%	
<b>Library Funding Sources</b>							
Library Referendum					\$440,000	1.91%	
Land Sale					\$1,040,000	4.52%	
Other Library Grant Funding Sources					\$2,678,000	11.64%	
<b>Total Library Financing</b>					\$4,158,000	18.08%	
<b>TOTAL REVENUES</b>					<b>\$23,003,000</b>	<b>100.00%</b>	
<b>EXPENSES</b>							
	Number of Stalls	Number of Units	Cost Per Unit	Building Gross SF	Cost Per Gross SF	Total Expense	%
<b>Acquisition Costs &amp; Fees</b>						<b>\$1,087,500</b>	4.73%
<b>Construction Soft Costs &amp; Fees</b>						<b>\$2,126,100</b>	9.24%
<b>Marketing, Advertising, Promotion, and Sales Soft Costs &amp; Fees</b>						<b>\$1,108,750</b>	4.82%
<b>Closing Soft Costs &amp; Fees</b>						<b>\$1,031,243</b>	4.48%
<b>Contingency Soft Costs &amp; Fees</b>						<b>\$95,000</b>	0.41%
<b>Hard Costs &amp; Fees</b>							
<b>Demolition - Library</b>				17,000	\$17.65	\$300,000	1.30%
<b>Library</b>							
Library Core & Shell Construction				17,000	\$80.00	\$1,360,000	5.91%
Library Tenant Improvements				17,000	\$100.00	\$1,700,000	7.39%
Library Parking		36	\$25,000	17,000	\$52.94	\$900,000	3.91%
Library Contingency		5.0%				\$198,000	0.86%
<b>Total Library Construction Cost</b>				17,000	\$244.59	\$4,158,000	18.08%
<b>Housing</b>							
Housing Construction		52		65,780	\$125.00	\$8,222,500	35.75%
Housing Parking		74	\$25,000	65,780	\$28.12	\$1,850,000	8.04%
Housing Contingency		5.0%				\$503,625	2.19%
<b>Total Housing Construction Cost</b>				65,780	\$160.78	\$10,576,125	45.98%
<b>Total Hard Costs &amp; Fees</b>						<b>\$15,034,125</b>	65.36%
<b>TOTAL EXPENSES</b>						<b>\$20,482,718</b>	89.04%
<b>PROFIT MARGIN</b>							
	Number of Units	Profit Per Unit	Unit FSF	Profit Per Unit FSF	Total Profit	%	
<b>TOTAL PROFIT MARGIN</b>						<b>\$2,520,282</b>	11.0%

Gregory Real Estate Company "GRECO" is a residential development firm located at 129 North Second Street, Minneapolis, Minnesota. The firm telephone number is 612.630.2450. GRECO is solely owned by Arnie J. Gregory. Mr. Gregory is a 50% owner of HuntGregory, an award-winning development firm located at this same address. Mr. Gregory has two associate partners in the firm, (1) Michael S. Gregory, and (2) Robert P. Wheaton.

GRECO's mission is to create innovative, superior housing in and for a multitude of markets. We know that by offering a unique product, whether renovation or new construction, we will serve that portion of the residential market that places a premium on alternative design, architectural detail, environmental planning, and a commitment to complete quality.

The following are five critical qualities GRECO will bring to the marketplace: 1) relevant experience, 2) strategic relationships, 3) financial and management capability, 4) innovation, creativity, and flexibility, and 5) commitment to relevant site redevelopment.

### **Relevant Experience**

Collectively, the members of GRECO have over 30 years of experience in real estate related fields: (re)development, finance, brokerage, architecture, property management, mortgage lending, and urban planning. Moreover, much of this experience is specific to residential redevelopment in the Twin Cities and Chicago and has resulted in the development of over 1,500 housing units.

### **Strategic Relationships**

GRECO has created many strategic relationships as a result of the long and successful tenure its members have had in the real estate industry. These relationships are in the aforementioned real estate related fields, as well as legal circles, political arenas, civic communities and neighborhoods. In each case, GRECO's relationships have kept it connected to industry professionals, kept it current with industry activities, enriched its projects, and contributed to project success. GRECO continually strives to ensure that its local, personal approach is a comfort to public bodies and neighborhood groups/members that all too often encounter impersonal and/or out-of-town development corporations.

With respect to any new project, new relationships will be created and existing relationships will be strengthened. There is every reason to believe that this proposal will reap the same enrichment and success as GRECO's past projects that have leveraged strategic relationships.



### **Financial and Management Capability**

A significant part of why the members of GRECO have enjoyed a long and successful tenure in the real estate industry is financial and management capability. With respect to financial capability, GRECO members have been involved in residential projects totaling over \$200 million for which financing has been secured through such means as conventional and non-conventional loans, revolving lines of credit, bonds, tax increment financing, tax credits, and second mortgages. The sources of these funds have included public and private organizations, commercial and institutional organizations, and private individuals. With respect to management capability, \$200 million worth of successful residential development is accomplished with experience and competence. Thus, GRECO has the ability to manage and successfully complete any project.

### **Innovation, Creativity, and Flexibility**

While having relevant experience, strategic relationships, and financial and management capabilities, GRECO's point of differentiation are in its innovation, creativity, and flexibility as they pertain to location, housing type, housing design, execution, financing, and process. GRECO's entrepreneurial style and boutique scale afford it the freedom to explore alternatives. Thus, GRECO does not simply follow the market; GRECO seeks to define the market. For example, Heritage

Landing and River Station are pioneering efforts in location, housing type, housing design, and execution that have been and continue to be well received. At an occupancy rate of 100%, Second Street Lofts illustrates that the concepts of mixed-income and mixed-use can work. Mohawk-North, in Chicago, is the outcome of successfully responding to the multi-faceted surroundings and external influences by combining for-sale and for-rent units, several housing types, and different economic groups. East Garfield Park Place, also in Chicago, is creatively designed, multi-family, rental project resembling for-sale townhouses. Each of these projects is a testament to successful, synergistic, public/private partnerships.

### **Commitment to Redevelopment**

GRECO is committed to both urban and suburban redevelopment. Beyond its portfolio of successful urban projects, GRECO is, more generally, committed to supporting the cause of urban and suburban reoccupation. GRECO's rooted, local presence, makes GRECO extremely familiar with the area and allows it to see where the few, premier, developable sites are located. This point is underscored by the identification of various successfully redeveloped sites outlined in the pages of the material presented.

Moreover, GRECO understands the area's subtle changes and how the shifts in life-style, politics, planning, design, financing, marketing, and management affect the local area and market. GRECO contends there is a significant, housing market that demands alternative housing choices that serve the ever-changing needs of today's and tomorrow's dynamic population. The capitalization on this market opportunity through this proposal would yield great immediate and long-term benefits for the involved parties.

In conclusion, it is the valuable combination of 1) relevant experience, 2) strategic relationships, 3) financial and management capability, 4) innovation, creativity, and flexibility, and 5) commitment to redevelopment that clearly illustrates why GRECO is a qualified development group.

**Arnold J. Gregory**

Prior Professional Experience:

- HuntGregory, Real Estate Development, Minneapolis, MN
- Arnold Development, Real Estate Development, Minneapolis, MN
- Can-American Realty Corporation, Real Estate Development, Minneapolis, MN
- Norwest Bank, Real Estate Finance, Minneapolis, MN
- Hunt Oil, Real Estate Speculation, Bismarck, ND

Education:

- University of North Dakota, Grand Forks—Bachelor of Science in Finance

**Michael S. Gregory**

Prior Professional Experience:

- HuntGregory, Real Estate Development, Minneapolis, MN
- LaSalle Ninth Street Partnership, Property Management, Minneapolis, MN
- First Bank, Residential Mortgage, Minneapolis, MN
- Norwest Mortgage, Residential Lending, Minneapolis, MN
- The Prudential, Corporate Mortgage Services, Minneapolis, MN
- Hunt Oil, Real Estate Speculation, Bismarck, ND

Education:

- University of North Dakota, Grand Forks—Bachelor of Science in Financial Management

**Robert P. Wheaton**

Prior Professional Experience:

- HuntGregory, Real Estate Development, Minneapolis, MN
- Thrush Companies, Real Estate Development, Construction & Management, Chicago, IL
- City of Chicago, Department of Planning and Development, Chicago, IL
- Hansen Lind Meyer, Architects and Engineers, Chicago, IL
- McGuire Courteau Lucke, Architects, St. Paul, MN

Education:

- Northwestern University, J.L. Kellogg Graduate School of Management, Chicago, IL  
Master of Management
- University of Minnesota, Minneapolis—Master of Architecture
- Iowa State University, Ames—Bachelor of Arts in Architecture



**The Village at St. Anthony Falls, Minneapolis:**

City Business, Best in Real Estate Award—Best Overall Project Mixed-Use 2001

Development and construction of three city blocks in the historic St. Anthony Falls and Nicollet Island neighborhoods of downtown Minneapolis. The development includes 14,000 square feet of retail space, 30 apartments, 30,000 square feet of commercial office, 48 market-rate townhouses, 107 market-rate condominiums, and 12 brownstones. Total project cost \$80,000,000.

**Heritage Landing, Minneapolis:**

\*City Business, Best in Real Estate Award—New Residential Development 1999

Development and construction of a 229-unit, eight and four-level apartment building with 7,000 SF of office/retail space located at Fourth Avenue North between North First and Second Streets in Historic Warehouse District of Minneapolis, MN. Project is complete and fully leased. Total project cost \$32,000,000, completed in 2000.

**RiverStation, Minneapolis:**

\*City Business, Best in Real Estate Award—New Residential Development 1998

Development and construction of a 360-unit, 12-building, for-sale residential neighborhood located between Fourth and Eighth Avenues North and North First and Second Streets in Historic Warehouse District of Minneapolis, MN. Project is sold out. Total project cost \$65,000,000, completed 1998-2002.

**The Arbors at St. Anthony Village, St. Anthony Village:**

Development and construction of 16, for-sale townhomes located at 2900 Old Highway 8 in St. Anthony, MN, a first-ring suburb northeast of Minneapolis. Project is sold out. Total project cost \$3,600,000, completed in 1996.

**Second Street Lofts Apartments, Minneapolis:**

Historic renovation and post-renovation property management of formerly vacant Tension Envelope building located at 129 North Street in Historic Warehouse District of Minneapolis, MN. The 76,000 SF, 4-level building was renovated into 31 market-rate and eight affordable apartment; 10,000 SF of office space; and 36 underground parking stalls. Total project cost \$5,600,000, completed in 1995.

**LaSalle Apartments, Minneapolis:**

Historic renovation of 103,000SF, 13-level, vacant YMCA building located at 36 South Ninth Street in Minneapolis, MN into 121 market-rate apartments and 3,000 SF of office space. Total project cost \$7,000,000, completed in 1994.



**Boorman Kroos Vogel Group, Inc. (BKV Group)**

**Architecture Interior Design Engineering**

222 North 2nd Street—Minneapolis, MN 55401

Tel: 612.339.3752 Fax: 612.339.6212

A Minnesota Corporation since 1978



"Our commitment is to provide design solutions with the client always at the center of the process..."  
— the staff of BKV Group

BKV Group, Inc. is a 65-person, multi-disciplinary firm providing architectural, interior design, engineering and construction administration services to development, government and corporate and clients for over 25 years. Our dedicated and talented professionals look forward to building new projects and new relationships.

Over the past 25 years we have gained extensive experience creating mixed-use environments in both urban and rural communities. In these projects we have focused our efforts on creating public and private spaces that respond functionally to the communities needs and enhances the spirit and enjoyment of the users. Our goal is to create well-designed physical surroundings that support the community.

As dedicated and talented professionals, we encourage and promote diversity in our work through technical expertise, consensus building, innovation, collaboration and creativity. Through a variety of tools, we bring a unique approach to achieving an environment that is meaningful and supportive for our clients. BKV Group believes it is the client's values, attitude, needs and aspirations; design cues inherent in climate and region; and specific qualities in site and materials that define the resulting design. As seasoned professionals, we understand that our ultimate responsibility to our clients is to design and provide services that result in a "facility" that satisfies the needs of the program, schedule and budget. BKV Group's goal is to achieve a design solution that best meets our client's needs—now and for the future.

BKV Group has a fully integrated office staff including architects, interior designers, mechanical, electrical and structural engineers, construction administrators, account representatives, marketers and graphic designers. We effectively and efficiently deal with the broad coordination issues of mixed-use developments. We all work in one office, networked together on one computer system where communication and coordination occur on a minute-by-minute basis. We care about human and social implications of our designs. Our philosophy is to design within the cultural fabric of the community, using materials and systems that provide optimum value, functionality, flexibility, durability and timeless quality.

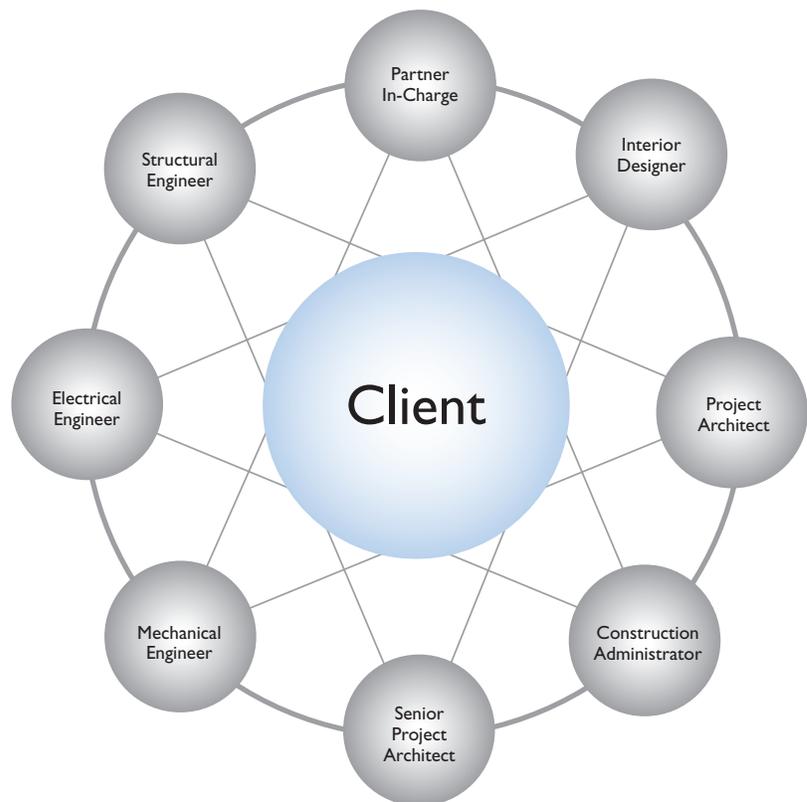
Our Mission

A team of creative design professionals whose mission is to engage clients in the process of creating enduring designs that enhance our environment

All of our clients require multiple participants to provide a variety of services resulting in the completion of their project. A well-organized service firm provides client accessibility to all levels of the project team. At BKV Group, this service-oriented team approach is a network of in-house specialists who ensure the highest level of input and control for the client.

The team includes in-house specialists from each of the required disciplines to complete the comprehensive services that today's extensive projects demand. Each project is led and coordinated by a BKV Group principal and partner. The client is at the center of the design process with direct access to all team members.

At BKV Group, the in-house service disciplines, in combination with an extensive computer technology platform, provide an innovative and comprehensive service delivery firm.



"Our commitment is to provide design solutions with the client always at the center..."

— the staff of BKV Group

### Comprehensive Capabilities

BKV Group is dedicated to working closely with clients to develop solutions that fit their organizational needs and culture while addressing concerns for quality, cost and service. The project delivery varies from traditional design-bid-build through turnkey or design build options. As a full-service architecture, interior design and engineering firm with over 25 years of experience, we have extensive capabilities with various sized projects.



#### Planning

- Feasibility Studies
- Facility Evaluation
- Project Budget/Schedule
- Program Development
- Space Programming
- Urban Design Studies
- Land Use and Zoning Analysis
- Site and Property Utilization
- Phased Property Planning

#### Architecture

- Site Planning
- Architectural Design
- Budgets and Schedules
- CSI Specifications
- Technical Documentation
- Computer Aided Design (CAD)
- Construction Administration
- Computer-based Project Scheduling
- Visioning Process
- Graphic Design

#### Interior Design

- Facility Evaluation
- Feasibility Studies
- Project Budget/Schedule
- Space Planning
- Interior Image Concepts
- Interior Graphic Systems
- Material Specifications
- Furnishing Specifications
- Furniture Installation
- Future Planning

#### Mechanical Engineering

- Building Commissioning
- Energy Use/Conservation Analysis
- HVAC System Design
- System Operations and Training
- Construction Phasing
- Fire Protection Systems

#### Electrical Engineering

- Existing Site Survey and Analysis
- Lighting Design with Photometric Data
- Power Distribution Design
- Communication and A/V System Design
- Security System Design
- Fire Alarm System Design
- Technology Data System Analysis/Design
- Construction Phasing and Coordination

#### Structural Engineering

- Structural Analysis and Design
- Structural System Comparisons
- Existing Structure Evaluations
- Dynamic Vibration Analysis

#### Construction Administration

- Contractor Selection Assistance
- Contract Management
- Cost Estimating
- Construction Scheduling
- Construction Observation
- Quality Control Management
- Lending Inspections
- Eleven-Month Warranty Walk-Through

#### Sustainable Design

- Enhanced Building Durability
- Enhanced Occupant Comfort
- Energy and Water Savings
- Reduced Maintenance Operating Costs
- Conservation of Natural Resources
- Minimization of Waste and Pollution
- Prepared for Future Legislation
- Limits Risk and Possible Litigation
- Positive Public Relations
- Revenue from Recycling

### Programming and Master Planning

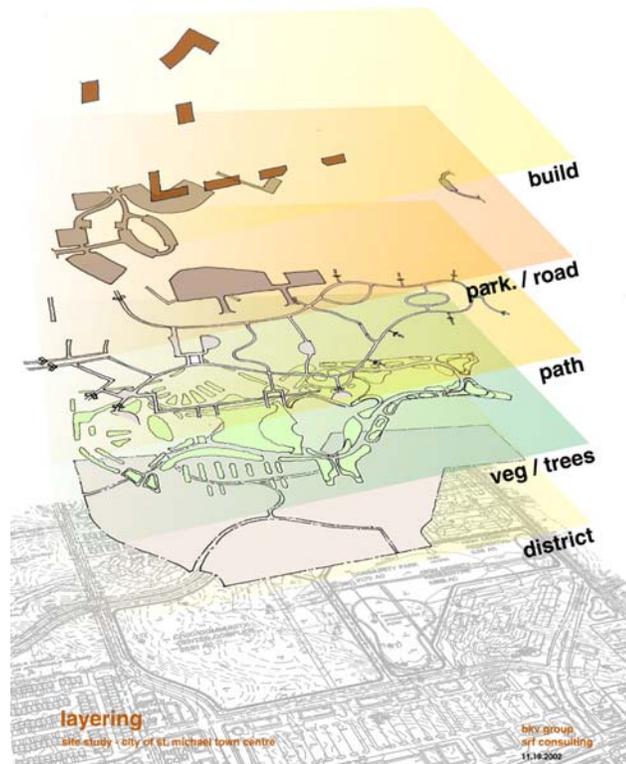
Programming incorporates the project's scope, goals and objectives and is customized to optimize our client's strategic plan. The culture of the client organization is defined in the vision statement for the project. Space usage trends are explored to establish the usage goals for the building. Master planning addresses issues of land use, phasing, zoning planning, urban design and building utilization. The plan is an outline of the future site and the building growth within the context of the site and the goals of the client.

#### Programming

- Needs Assessment
- Staff and Equipment Assessments
- Space and Furniture Standards
- Functional Productivity Analysis

#### Master Planning

- Urban Design Studies
- Land Use and Zoning Analysis
- Site and Property Utilization
- Phased Property Planning



## Architecture

A building's architectural design is a symbol of the client's values, attitude, needs, aspirations and vision. The architecture of the building defines the functional intent and the aesthetic image that our client wishes to portray. The interactive design process at BKV Group develops the architecture through the exploration of options that comply with the client's vision, program and budget.

### Architectural capabilities and services include:

Site Planning

Architectural Design

Budgets and Schedules

CSI Specifications

Technical Documentation

Computer Aided Design (CAD)

Construction Administration

Computer-based Project Scheduling

Visioning Process

Graphic Design



### Interior Design

Interior Design completes a building's image by bringing together elements that have a direct impact on durability, productivity and comfort. BKV Group realizes that every element within a space affects another. Our interior designers strive to integrate function, aesthetics, form and comfort. Finish materials must meet demanding requirements for durability, appearance, environmental quality and cost. Space planning is a key factor in building efficiency, but we also understand the importance of the human component. Appropriately and ergonomically designed furniture and equipment are important tools for the client's staff to attain high levels of productivity and optimum levels of comfort.

#### Interior Design capabilities and services include:

- Facility Evaluation
- Feasibility Studies
- Project Budget/Schedule
- Space Planning
- Interior Image Concepts
- Interior Graphic Systems
- Material Specifications
- Furnishing Specifications
- Furniture Installation
- Future Planning



## Engineering

Engineering systems impact the viability of a building's usage. Energy management can maximize comfort while keeping costs to a minimum and conserving resources. BKV Group utilizes state-of-the-art engineering technology with a concern for environmental issues to bring clients into a productive efficient future that they can control and enjoy.

### Structural Engineering

- Structural Analysis and Design
- Structural System Comparisons
- Existing Structure Evaluations
- Dynamic Vibration Analysis

### Mechanical Engineering

- Building Commissioning
- Energy Use/Conservation Analysis
- HVAC System Design
- System Operations and Training
- Construction Phasing
- Fire Protection Systems

### Electrical Engineering

- Existing Site Survey and Analysis
- Lighting Design with Photometric Data
- Power Distribution Design
- Communication and A/V System Design
- Security System Design
- Fire Alarm System Design
- Technology Data System Analysis/Design
- Construction Phasing and Coordination



### **Construction Administration**

The last step in fulfilling the project vision, the construction phase, is a large part of the BKV Group service plan. Our staff has solid field experience to effectively translate a two-dimensional plan into a three-dimensional structure. The timely and ongoing process records the construction activity and reviews compliance with the intent of the documents and client's goals.

The construction phase is a major part of our service. All of the hard work in developing the documents is fulfilled with the construction. The project team is directly involved in the construction administration phase. Project modifications are made only with client approval.

#### **Construction Administration capabilities and services include:**

- Contractor Selection Assistance
- Contract Management
- Cost Estimating
- Construction Scheduling
- Construction Observation
- Quality Control Management
- Lending Inspections
- Eleven-Month Warranty Walk-Through



### Sustainable Design

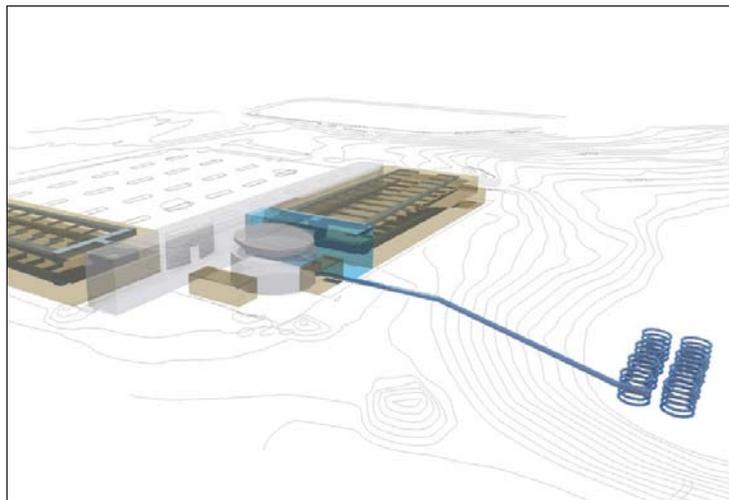
At BKV Group, we recognize the positive impact an environmentally-sensitive building can have on the people who work and visit it—they should function efficiently and benefit from the amenities offered by the site and the building. We also know that an environmentally-sensitive building can reduce operating costs and energy consumption and position our clients as leaders in community responsibility. A few environmental strategies include optimizing energy conservation and efficiency, minimizing the direct and indirect environmental impacts, maintaining high-quality indoor air, conserving resources and recycling to minimize waste.

Sustainable design is a comprehensive strategy to create buildings and sites that minimize the use of resources and reduce harmful effects on occupants and the environment. It is an integrated and synergistic approach in which all phases of the facility lifecycle are considered. The result is an optimal balance of cost, environmental, societal and human benefits which meet the owner's mission and function for the facility.

Sustainable design and development promotes buildings and facilities that are livable and supports a commitment to environmental stewardship and conservation.

#### Benefits of Sustainable Design include:

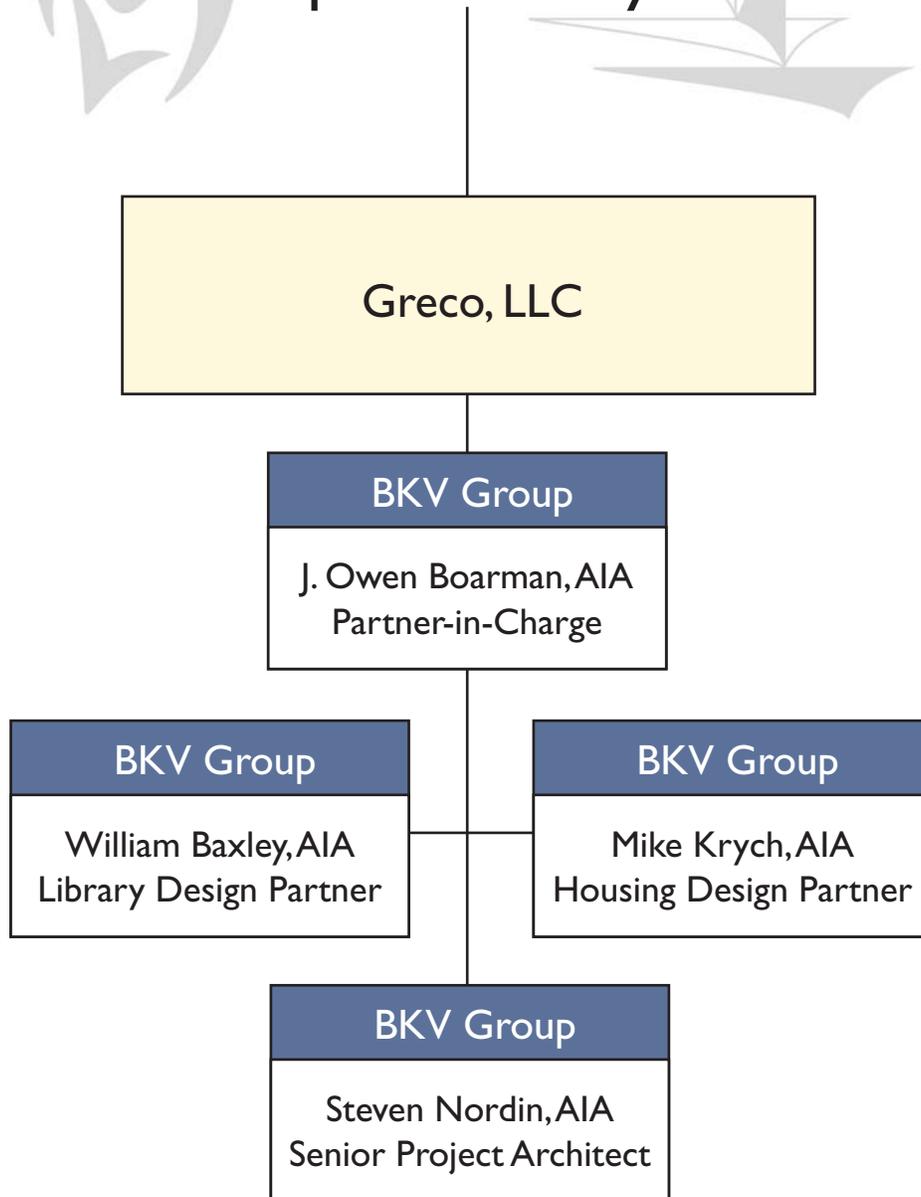
- Enhanced Building Durability
- Enhanced Occupant Comfort
- Energy and Water Savings
- Reduced Maintenance Operating Costs
- Conservation of Natural Resources
- Minimization of Waste and Pollution
- Prepared for Future Legislation
- Limits Risk and Possible Litigation
- Positive Public Relations
- Revenue from Recycling



geo-thermal coils system



# City of Minneapolis Minneapolis Library Board



## J. Owen Boarman, AIA

Partner-in-Charge



### Education

University of Minnesota  
Bachelor of Architecture with Distinction

### Registration

Professional Architect MN #11682  
NCARB #26798

### Professional Affiliations

MSAIA Minneapolis Chapter President  
Minneapolis Chamber of Commerce  
Minneapolis Downtown Council  
National Center for State Courts  
U.S. Courts Design Guide

Jack Boarman has thirty-four years of experience in the design of residential and mixed-use buildings. Since founding the firm in 1978, he has led the firm's team design approach in the development of quality residential and urban architecture for our region. He has expanded the design practice for planning, programming and design of urban redevelopment projects within Minnesota.

Jack has lead design and community neighborhood efforts on over 25 projects for residential and mixed-use developments. He has designed a three block plan for a high-rise project in downtown Minneapolis that involved mixed-use housing, office and condominiums. His current projects include the 301 Clifton Avenue luxury condominiums in Loring Park. This project involved a in-depth working relationship with the Citizens of Loring Park Neighborhood Group. Jack is also designing a 120-unit multi-use building condominium development in the historic riverfront area. Together with the partners at BKV Group, Jack has been involved with the design and construction of the urbanization and enhancement of the quality of residential living in Minnesota.

### For-Sale Residential Project Experience

301 Clifton, Minneapolis, MN  
520 Second Street Condominiums, Minneapolis, MN  
Brick Pond Apartments, Oak Park Heights, MN  
France Avenue Square, Bloomington, MN  
Glenview Family Housing, Glenview, IL  
Hopkins House Condominiums, Hopkins, MN  
Knob Hill of Eagan, Eagan, MN  
Loring Tower, Minneapolis, MN  
Minnehaha Square Condominiums, Minneapolis, MN  
Parkway Place Townhomes, Minneapolis, MN  
Penn Village Condominiums, Minneapolis, MN  
Penn Village Townhomes, Minneapolis, MN  
Oak Park Manor Townhomes, Minneapolis, MN  
Rosemount Development, Rosemount, MN  
Wellington Manor Condominiums, Oak Park Heights, MN  
University and Dale Apartments, St. Paul, MN

### Rental Residential Project Experience

Arts Quarter Lofts, Minneapolis, MN  
Bemidji Student Housing, Bemidji State University, Bemidji, MN  
Calhoun City Apartments, Minneapolis, MN  
Delano Square Apartments, Delano, MN  
Greenway Development,  
Heritage Landing Apartments, Minneapolis, MN  
Hotel Kaddatz Lofts, Fergus Falls, MN  
Riverfront Residential Development, Minneapolis, MN  
University and Dale Apartments, St. Paul, MN  
Northfield Lofts, Artspace, Northfield, MN  
Selby Grotto Village Apartments, St. Paul, MN  
Riverfront Residential Development, Minneapolis, MN  
University and Dale Apartments, St. Paul, MN  
Northfield Middle School, Artspace, Northfield, MN  
Selby Grotto, St. Paul, MN

## William M. Baxley, AIA

Library Design Partner



### Education

Syracuse University, Università Di Firenze  
Bachelor of Architecture

### Registration

Professional Architect MN #23866

### Professional Affiliations

American Institute of Architects,  
Minneapolis Chapter, Minnesota Society  
35W Aesthetic Design Review Committee,  
City of Minneapolis

Bill Baxley brings over fifteen years of experience that includes municipal, religious, recreational and higher education projects. He is dedicated to providing enduring, creative design that fulfills the needs of the client and user, and enriches our environment. Bill works directly with clients, establishing design and image development. As lead designer, his responsibilities include all phases of project development, from initial programming and preliminary design work, through final construction documents and construction administration. The American Institute of Architects (AIA) Minnesota Awards Committee selected Bill Baxley to receive the 2004 Young Architects Award.

### Library Project Experience

Clare Boothe Luce Library at Mepkin Abbey, Monck's Corner, SC \*  
Dakota County Galaxie Library, Apple Valley, MN  
Plymouth Community Library, Plymouth, MN \*  
Rondo Community Outreach Library, St Paul, MN  
Shakopee Library, Shakopee, MN  
Winona State University Library \*

### Municipal Project Experience

Edina City Hall and Police Station, Edina, MN  
Maple Grove Campus Plan, Maple Grove, MN  
Maple Grove Government Center, Maple Grove, MN  
Maple Grove Fire Station #5, Maple Grove, MN  
Navarre Fire Station, Orono, MN  
Plymouth City Hall and Public Safety, Plymouth, MN  
Prior Lake City Hall and Police Study, Prior Lake, MN  
Ramsey City Hall and Police Department, Ramsey, MN  
Rockport City Hall, Rockport, ME \*  
Shakopee Police Station, Shakopee, MN  
Shakopee Fire Station, Shakopee, MN  
Shakopee Public Utilities, Shakopee, MN  
Shakopee Pump House #5, #12 and #15, Shakopee, MN  
Shorewood City Hall, Shorewood, MN  
St. Michael Town Center, St. Michael, MN  
St. Michael City Hall, St. Michael, MN  
St. Louis Park City Hall, St. Louis Park, MN  
Vadnais Heights City Hall, Vadnais Heights, MN  
Woodbury Fire Stations, Fox Run and Afton Road, Woodbury, MN  
Woodbury Public Safety Building, Woodbury, MN

\* Project experience while with another firm

## Michael J. Krych, AIA

Housing Design Partner



### Education

University of Minnesota,  
Bachelor of Architecture with honors  
Architecture Thesis Award

### Registration

Professional Architect MN #23555

### Professional Affiliations

American Institute of Architects  
CALA Mentor Program  
Minnesota Multi-Housing Association

Michael Krych has fifteen years of award-winning residential urban design experience. His career has focused on urban design and development within the Twin Cities and nationally for housing and mixed-use developments. He has guided our in-house design process to involve communities, creating excellence and consensus for the developer and the neighborhood. As the design partner on major projects such as Heritage Landing, Stonebridge and 301 Clifton Avenue, he has introduced unique unit plans and two-story unit lofts arranged to provide innovative residential environments. Together with the partners at BKV Group, Mike has been involved with the redesign and construction of the urbanization and enhancement of the quality of residential living in the Twin Cities.

### Residential Project Experience (representative listing)

301 Clifton Avenue Condominiums, Minneapolis, MN  
600 Main Street Condominiums, Minneapolis, MN  
740 River Road, St. Paul, MN  
Selby Grotto Apartments, St. Paul, MN  
Arts Quarter Lofts, Minneapolis, MN  
Burnsville Condominiums, Burnsville, MN  
Calhoun City, Minneapolis, MN  
Carleton Place Lofts, St. Paul, MN  
Croix Valley Townhomes, Hudson, WI  
France Avenue Square, Bloomington, MN  
Gateway Village Multi-Family Housing, St. Paul, MN  
Great Lakes Navy Family Housing, Glenview, IL  
Greenleaf Lofts, Minneapolis, MN  
Heritage Landing Apartments, Minneapolis, MN  
Highland Heights Condominiums, St. Paul, MN  
Hotel Kaddatz, Fergus Falls, MN  
Johnson Brothers Lofts, St. Paul, MN  
Inver Grove Heights Senior Campus, Inver Grove Heights, MN  
Kingsmill Village Apartments, Fairbault, MN  
The Landings at Silver Lake Village, St. Anthony, MN  
Loring Park Condo Tower, Minneapolis, MN  
Loring Park Apartments, Minneapolis, MN  
Louisiana Oaks Apartments, St. Louis Park, MN  
Main Street Village Housing, New Brighton, MN  
Northfield Lofts, Artspace, Northfield, MN  
Old Shakopee Road/France Avenue Development, Bloomington, MN  
Park Crest Condominiums, Burnsville, MN  
Pennel Park Apartments, Rehabilitation, Duluth, MN  
River Park Townhomes, Anoka, MN  
Selby Grotto Village Apartments, St. Paul, MN  
Silver Lake Commons Townhomes, Moundsview, MN  
Silver Lake Village Apartments, St. Anthony Village, MN  
Smith Tower (The Mark Residence Tower), St. Paul, MN  
University and Dale Apartments, St. Paul, MN  
Villas in the Heart of the City, Townhomes, Burnsville, MN

## Steven Nordin, AIA

Senior Project Architect



### Education

University of Minnesota  
Bachelor Arts, Environmental Design

### Registration

Professional Architect MN #20135

Steven Nordin joined BKV Group in 2003, bringing over twenty years of experience in quality residential, governmental, corporate, educational and retail design. As a Senior Project Architect, he is responsible for schematic design, design development, construction documents, construction, administration, specifications, code analysis and project management.

### Residential Project Experience

520 Second Street Condominiums, Minneapolis, MN  
Arts Quarter Lofts, Minneapolis, MN  
Birch Pond Condominiums, New Brighton, MN \*  
Energy Park Atrium Housing, St. Paul, MN \*  
Fountainview Apartments, Naples, FL \*  
France Avenue Square, Bloomington, MN  
Gateway Village, St. Paul, MN  
Greenleaf Lofts, Minneapolis, MN  
Hopkins House Condominiums, Hopkins, MN  
Lawrence Residence Hall, St. Cloud, MN \*  
Maplewood Townhouses, Maplewood, MN \*  
Naples Senior Housing, Naples, FL \*  
Nicollet Avenue Redevelopment, Neighborhood Revitalization Master Plan, Minneapolis, MN  
Registry Resort Hotel/Convention Center, Naples, FL \*  
The Residences at World Golf Village, St. John Co., FL \*  
University and Dale Apartments, St. Paul, MN  
The Villas at Serenata Beach, St. John Co., FL \*

### Government and Municipal Project Experience

Anoka Co. Adult Correctional Facility, Anoka, MN \*  
Bloomington City Hall, Police & Art Center, Bloomington, MN \*  
Collier County Courthouse, Naples, FL \*  
Hennepin County Juvenile Detention Center Addition, Minneapolis, MN \*  
H.H.H. Job Corps Center, St. Paul, MN \*  
Oak Park Heights Correctional Facility, Oak Park Heights, MN \*  
Pine County Justice Center, Pine City, MN  
Rondo Community Outreach Branch Library, St Paul, MN  
University of Minnesota Police Station, U of M, Minneapolis., MN \*

\* Project experience of while with another firm

St. Paul, MN

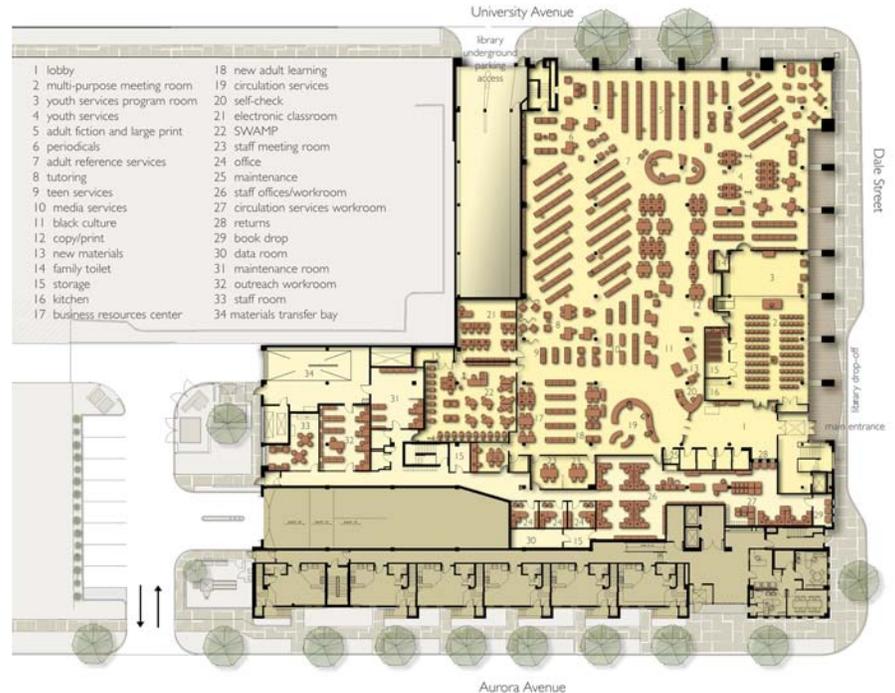
The Rondo Community Library/University and Dale Apartments mixed-use five-story project, described as a major hub of economic development, consists of a community library, 103 one and two bedroom units, and 194 underground parking stalls. Located in a very diverse and vibrant community dedicated to renovating older structures, the new building is designed as a traditional multi-family complex with a new urban edge.

This new 234,024 s.f. building will replace the current Lexington Branch Library with a new 39,226 s.f. outreach branch library. The building will occupy the on-grade floor and there will be underground parking for the library's use.

Each unit will have a balcony, nine to twelve foot ceilings with oversized windows. A raised public plaza will be located on the third floor of the site. The exterior of the building will be rendered in brick.

This project is currently under construction.

University and Dale Mixed-Use Development





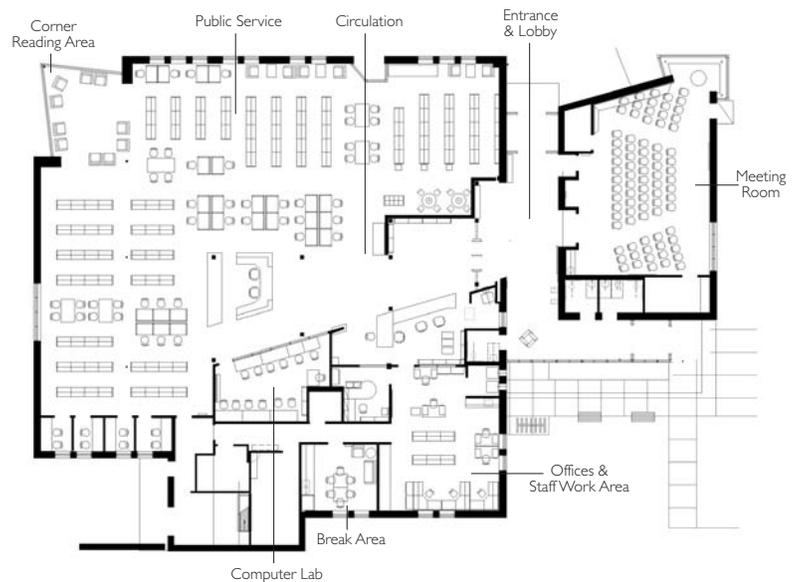
### St. Paul, MN

The new Rice Street Library serves as the focal point for the diverse communities that make up the Rice Street neighborhood. Located on a busy commercial street, at the edge of a primarily residential area, the new branch library is designed with pedestrians in mind. Designed as a community facility, the challenge was to maintain a low scale profile while presenting an appropriate civic image to the street, including a front-store entrance and a graceful canopy extending to the parking lot. The backside of the library is unique in its design to blend naturally with the neighboring buildings and homes. A public meeting room, seating 80, was designed for library programs as well as for community meetings.

Warm tones and natural wood are combined with clerestory daylighting to provide a rich inviting interior. The new library includes a children's area offering books, a reading nook, space and equipment for tutoring and electronic instruction.

The Rice Street Library remains book-oriented while providing electronic resources. It houses a larger collection of materials: bestsellers and classics are actively collected plus video, DVD, CD's and books on tape. The library features a glassed, enclosed computer-training center courtesy of the Bill and Melinda Gates Foundation.

### St. Paul Public Library, Rice Street Branch

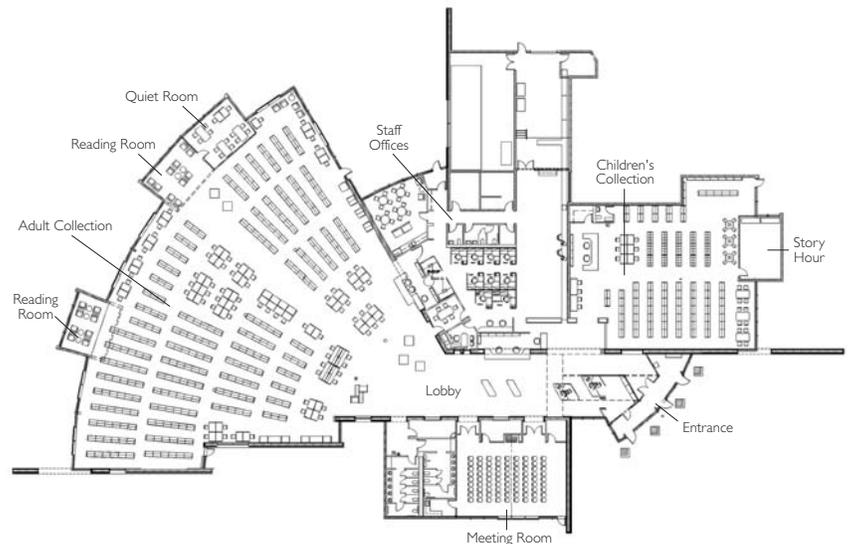


Anoka, MN

The Anoka County Rum River Branch Library consolidates the resources of three existing County Library facilities into a new 30,000 s.f., single story structure, set on a rural, park-like site in Anoka, Minnesota. The building's organic, free-flowing plan is organized around a tall, slender lobby space with continuous upper clerestory windows and a gently sloping wood roof structure.

The palette of materials includes rough ashlar stone, brick, wood, metal and glass each utilized to anchor the building to its site, while keeping the interior spaces light and airy. A sweeping curvilinear glass and aluminum wall affords views from the main reading room to one of the site's naturally landscaped areas, engaging patrons in this idyllic native setting, as a backdrop for their investigations into knowledge and learning.

Anoka County Public Library, Rum River Branch



## Shakopee, MN

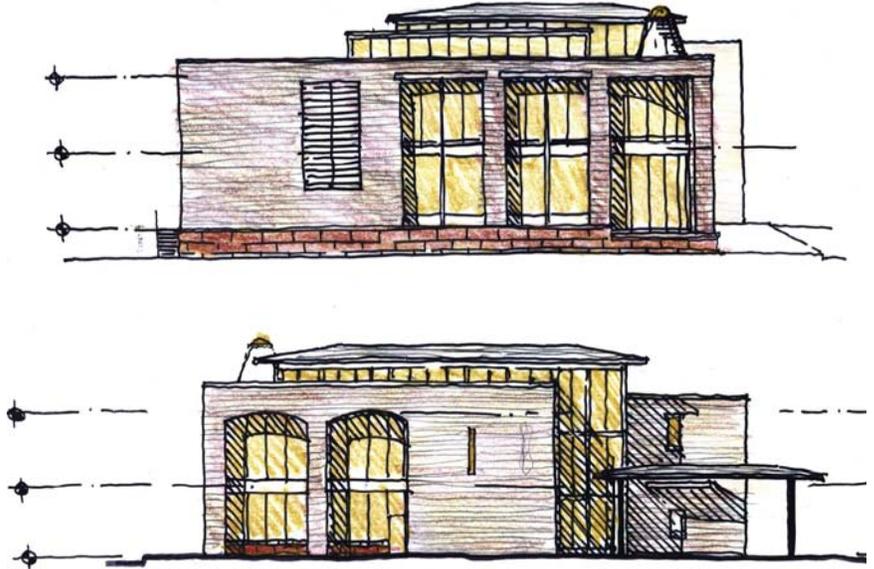
BKV Group was commissioned to design a new two-story, 24,000 s.f. library building for the City of Shakopee. BKV Group/Jeff Kelley Architects developed the functional and space program under the direction of the Scott County Library System.

The new library collection will significantly increase and will be a service hub for the Shakopee community. Expanded library programs include new centers for children, adult readers and access to technology. Meeting and conference spaces will allow hosting of public discussions, presentations and larger meetings. Staff operational areas will be modernized to speed library service delivery capabilities. The design plans include the possibility of expansion for future public uses such as a performing arts center, green space and additional public parking.

As a major civic presence on the edge of the Commercial Historic District Boundaries, the new library responds to the Shakopee Downtown Design Guidelines through the use of traditional materials and architectural design elements, interpreted for the contemporary functions and needs of a modern library to ensure long-term value. The building's siting, massing and relationship to the surrounding community establish it as a downtown marker and destination, visible and identifiable for both pedestrian and automobile-oriented users. Public entrances on Lewis and Third promote easy access from two directions.

The design of the windows, skylights, high interior volumes and an open floor plan visually connected between two floors creates a comfortable environment for leisure, work, study and public interaction.

## Scott County Public Library, Shakopee Branch



### FIRST FLOOR



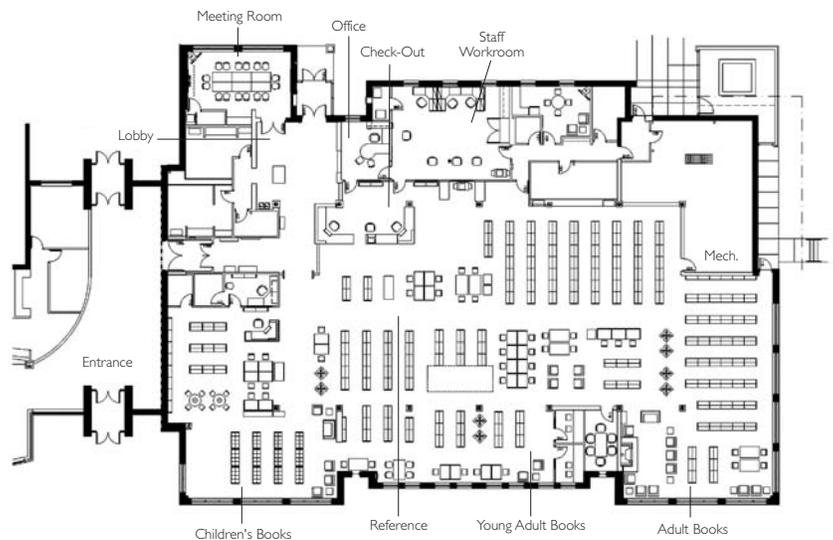
### St. Peter, MN

Tornadoes packing winds up to 206 miles per hour ripped through southern Minnesota March 29, 1998, damaging the public library of St. Peter. Most of the library collection was ruined.

More than four years later, the St. Peter Library opens with a new 16,400 s.f. building that includes 12,000 new items including books, magazines, videos, CDs and DVDs that were added to the former library's collection of about 20,000 items. Eight computer terminals with Internet access are available for use. Chairs offer comfortable lounging, and even the high-backed wooden chairs have padded seats. Children have a separate corner complete with toys, kid-size chairs and table and eye-level bins so kids can easily file through the books.

The new library also offers a brick and Kasota stone tower in the front lobby, exposed beams, spacious offices, a stone fireplace with a reading/lounge area, two aquariums and large clerestory windows that offer a bright, cheery and upbeat place to enjoy.

## S t . P e t e r P u b l i c L i b r a r y

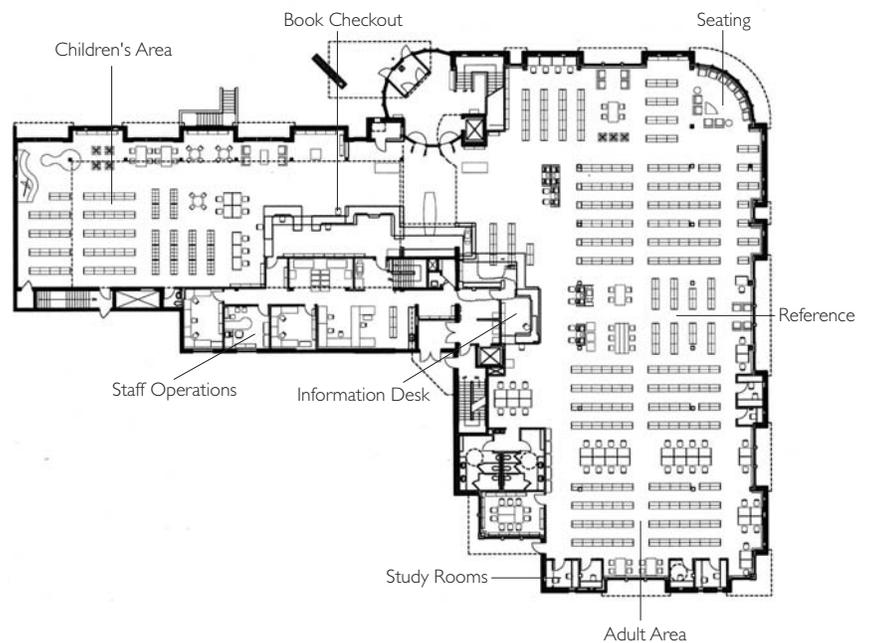


### Willmar, MN

The original Willmar Public Library, built in 1966, was part of the government campus in the downtown area. The 44,000 s.f. expanded Library facility, completed in 1999, houses a variety of new and unique functions including a new multi-purpose room, comfortable public reading spaces and the administrative offices for the Pioneerland Library System. The addition is planned with the future in mind; the Library's collections now have expansion space anticipating 25 to 30 years of growth.

Architecturally, the issue of the addition's perceived presence is resolved with seamless fluidity, by way of replicating and repeating the existing building's featured wall elements (random-coursed granite) throughout the addition's main level. An aluminum and glass window - all vocabulary weaves through these "panels" as a contemporary fabric - links them with each other, and they emerge as both a new second story and a circular entry element. This palette of contrasting materials defines an architecture that speaks, at once, of a delicate balance between old and new and "reinterpretation," as a singular, clear vision.

### Pioneerland Library System, Willmar Public Library



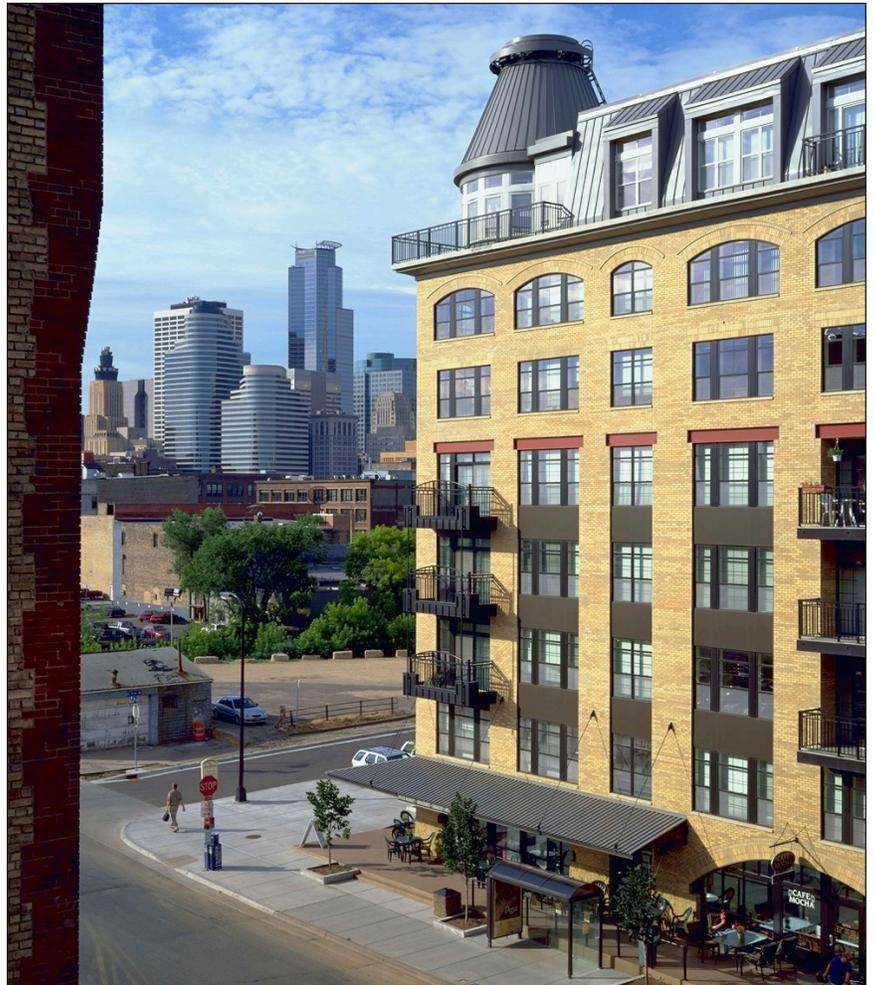
## Minneapolis, MN

Heritage Landing represents a high-density, mixed-use, urban infill project in the heart of the historic Minneapolis Warehouse District.

The 229-unit rental complex combines flats, lofts and stacked two-story townhomes with 400 underground parking stalls and 7,500 s.f. of street-level retail. Our goal in the design was to combine contemporary living with an industrial aesthetic compatible to the historic neighborhood. The complex covers an entire city block and is positioned to create and maintain a strong urban edge along the street.

In addition to providing a variety of rental housing opportunities for area residents, the intent of this project was to promote the restoration of Minneapolis' Historic Warehouse District.

## Heritage Landing Apartments and Townhomes



Minneapolis, MN

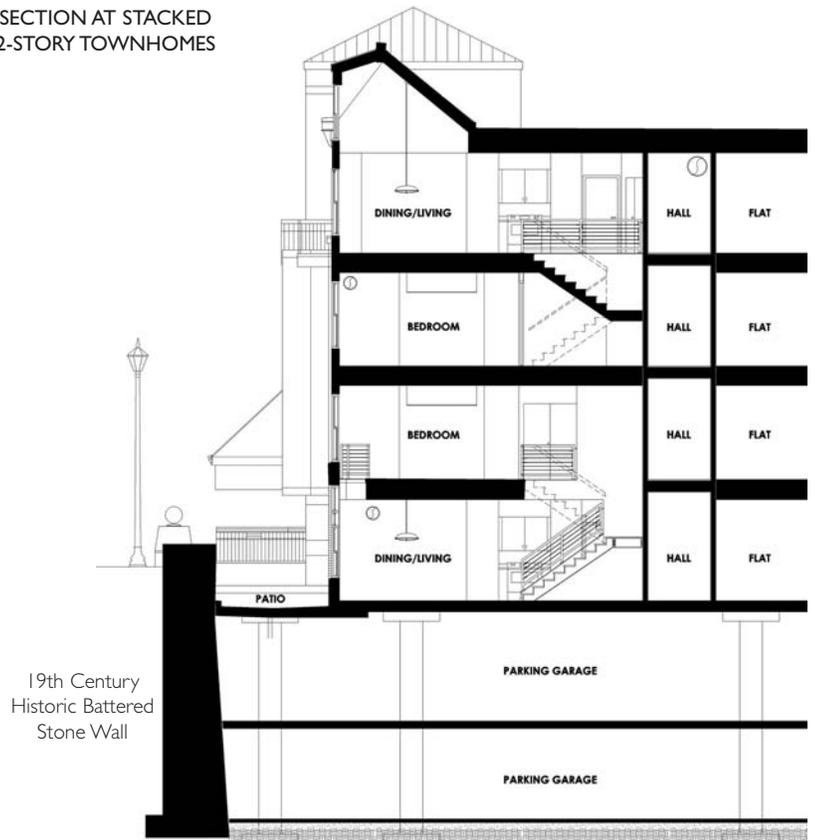
The complex required two different structural systems and the integration of a historic 19th century battered stone wall, originally built to enclose a railroad yard, and an old historic steel and wood bridge on the east side which was required to be left intact and exposed to view.

The 8-story structure, marked by a turret element, was positioned to form a gateway to the neighborhood with massing and materials used to reflect the scale and character of the larger warehouse buildings in the district. The mansard roof recalls many of the buildings that formerly occupied portions of the historic district, such as the first Minneapolis City Hall. Components used in the 4-story building have a more varied exterior creating a "rowhouse" character relating to the smaller scale buildings in the area. Both structures combine materials inherent to the area but used in a refreshing, imaginative way.

Heritage Landing Apartments and Townhomes



SECTION AT STACKED  
2-STORY TOWNHOMES



## St. Paul, MN

The Gateway Village Multi-Family Housing project is a twelve-acre redevelopment offering 573 units in four separate buildings. It consists of 312 units of rental apartments, 121 units of senior affordable rental apartments and 140 units of "for-sale" condominiums. A fifth building is a separate "club house" with amenities such as a pool, party room, fitness room and business office for the rental community.

The buildings are four level structures with underground parking. There is a variety of unique unit plans available in each building including direct outside access to the streets and covered plazas and two-level living. All units have the latest industry standard treatments for finishes, appliances, state of the art internet access and security technology for the occupants.

The brick and masonry exterior designs are inspired by the surrounding bluffs and bridge details and include elements of the classic St. Paul architecture. Other hardboard traditional siding treatments accent the brick. The living spaces have substantial areas of glass enhancing the neighborhood aesthetic and offer exterior views with maximum daylighting. Surface parking is minimized due to the large areas of underground parking. Curbside parking is provided and encouraged on all streets to promote the "urban village" feel which has been a key factor and a requirement of this development.

The project has received enormous support from St. Paul Mayor Kelly, St. Paul Councilman Pat Harris and the local community leadership of the Highland Park District Council.

This project is currently under construction.

## Gateway Village Multi-Family Housing



## Minneapolis, MN

The Loring Park redevelopment plan provides an urban context of open space integrated with varying height terraced building masses. Included are 350 to 390 residential condominiums and 10,000 to 20,000 s.f. of neighborhood-based retail on the two parcels. The design focuses on day lighting, openness to the park, safe pedestrian movement, environmental quality and architectural distinction with a thoughtful design that preserves the historic context of the existing Eitel building. The structure will be fully integrated into the residential development, while possessing an architectural design that returns its original appearance and distinction within the neighborhood.

The site plan design provides extensive open space in both public and private areas. The public space emphasizes expanded pedestrian walkways and boulevards with trees, grates, lights and benches along Willow, Spruce, Grant and LaSalle. Neighborhood and city traffic review are critical to the urban design process. Site access and egress were designed to accommodate neighborhood traffic and pedestrian movement in a manner so as to minimize interior street traffic and to reduce conflict with pedestrian circulation along Spruce.

## Loring Park Redevelopment Plan



Site plan rendered by Damon Farber Associates

### St. Anthony, MN

Silver Lake Village Redevelopment is being master-planned as a seventy acre "mixed-use development" on a redevelopment site on the current Apache Plaza retail site in the middle of St. Anthony, a first tier suburb of Minneapolis. The project includes acquisition of several properties adjacent to the old Apache Plaza building. All of the older existing structures would be razed to clear the way for the new development.

The new mixed-use development would include approximately 250,000 square feet of new retail, a central park area with reflecting ponds, a community amphitheater, park shelters, etc. and a wide range of housing types. The housing would include a variety of approximately 350 units of market-rate and senior rental apartments, for-sale senior cooperative flats in four-story structures, for-sale flats and two-level town homes in four-story structures, side by side three level town homes, and luxury condominium flats in another four-story structure. With the possible acquisition of additional property in the future, another upper-end single-family development could be included.

The major public amenity in this development features the Central Park that connects the commercial retail and office development on the east half of the site with all of the new housing on the west half. This park area includes two large feature ponds, which provide the storm water treatment for the entire sixty-acre site, an element that previously did not exist. Pedestrian elements in and around the ponds include an amphitheater, park shelter, waterfall and fountain elements, walking paths, significant landscaping, and parking.

This project is currently under construction.

## Silver Lake Village Redevelopment



### New Brighton, MN

Main Street Village has been master planned as a ten acre "mixed-use development" on a re-development site in the middle of New Brighton, a first tier suburb of St. Paul. Approximately two thirds of the site is designed to accommodate five commercial, retail and restaurant buildings totaling approximately 100,000 s.f. Three of the five buildings are completed and the remaining two are in design.

The remaining one third of the site has been designated in the mixed-use master plan as the site for Market Rate Rental Apartments. This project consists of 125 luxury rental apartments with over twenty different floor plan layouts including several two-level "town home" units. The massing of the building consists of two, three and four story elements all above an underground heated parking garage. This stepping or cascading of the building by levels provides an appropriate visual connection to the surrounding single-family homes.

The exterior material palette; brick, stone, stucco, shingles and siding, is the same for all of the buildings in this development.

## Main Street Village Development



## Minneapolis, MN

A joint effort of the Whitter, Steven's Square and Loring Park neighborhoods, lead by the Nicollet Avenue Business Association, this plan represents a strategic revitalization of 17 blocks of Nicollet Avenue in Minneapolis. The BKV Group team developed the plan through a facilitative community process. Through community workshops, neighborhood consensus was established on major issues facing the area as well as desired or lacking land uses along the avenue. Through feasibility assessments by our team, uses were evaluated and prioritized.

Land values, uses and urban conditions were studied, while building characteristics and design guidelines were established. Specific development concepts were developed for over 12 individual sites. Each concept was reviewed for financial feasibility and design to meet the consensus issues of residents while building on existing strengths of the neighborhood.

The end product of the development plan is now being used to guide development and renewal along the avenue by private developers as well as neighborhood and community groups. Within four months of the completion of the development plan, five of the focus sites concepts were in the planning stages.

## Nicollet Avenue Development Plan



### Minneapolis, MN

The property values and uses along the entire Nicollet Avenue Corridor have been analyzed to identify sites that represent significant development opportunities. The viability for redevelopment was determined on a number of factors. Current vacancies and low recent appreciation at the sites identified are indicative of redevelopment opportunities. Misfit of uses within the zoning and Minneapolis comprehensive plan also point towards sites that are ripe for redevelopment. Adjacency towards other new developments, or connectivity opportunities to key neighborhood focal points provide capability for all opportunity sites to expand on and capitalize on existing strengths along the Nicollet Corridor.

## Nicollet Avenue Development Plan

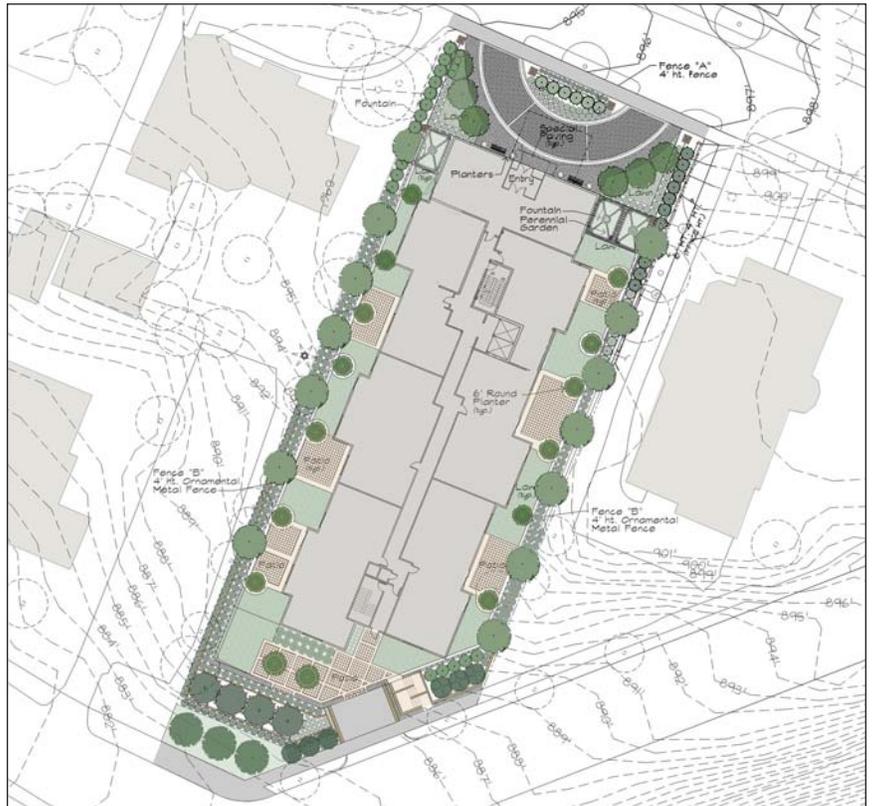
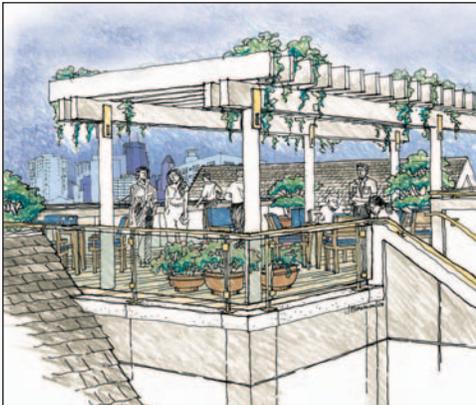


Minneapolis, MN

The 301 Clifton Avenue condominiums in the Loring Park Neighborhood offers residents uses and views of both Loring Park and downtown, while allowing easy access to major highways. Our design enhances the existing traditional neighborhood charm while incorporating effective unit design to conserve resources and energy in addition to providing needed housing alternatives. The 301 Clifton residences strives for a distinctive character by integrating open living spaces, high ceilings, bay windows and private balconies, brick and stone exterior materials, and natural interior millwork.

This project is currently under construction.

3 0 1 C l i f t o n A v e n u e



Minneapolis, MN

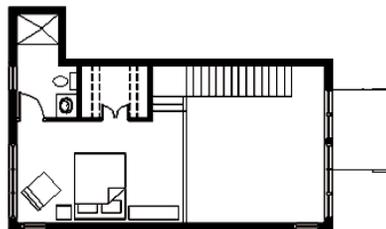
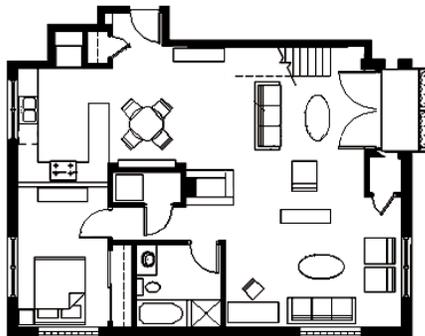
This project is a multi-use, four-story building including 27-units of market rate residential and ground floor retail and commercial space. The ground floor retail space has elevated outdoor plaza seating. The development concept is to create a living and working environment.

This project is currently under construction.

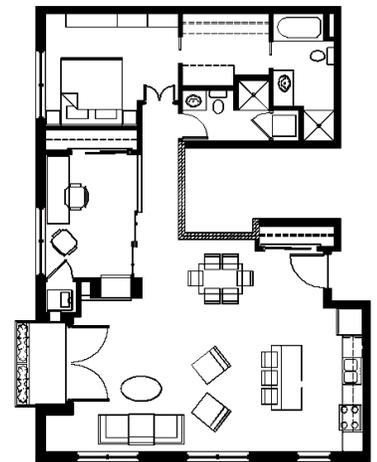
G r e e n l e a f L o f t s



LOFT UNIT  
2 BEDROOM + DEN



SECOND FLOOR UNIT  
1 BEDROOM + DEN



## Minneapolis, MN

The Arts Quarter site spans the public alley and extends the full length of the city block along 26th street. Private, secure, and heated resident parking is tucked below the first floor retail space, while convenient visitor and retail parking is located within the East side of the first floor. Responding to the unique quality of the building's site, the unit plans at the Arts Quarter represent a wide variety of urban living options. Unit plans include one and two bedroom single story "flats" located on the Second Floor; as well as two story "lofts" spanning the Third and Fourth Floors. One of the distinguishing features of many of the Arts Quarter unit types is a unique "interlocking" loft design providing windows, light, and air spanning both sides of the unit - assuring that each of these interlocking units receive rich South light and a visual connection to Eat Street as well as soft North light and balconies with skyline glimpses.

Located within the Washburn Fair Oaks Historic Preservation District, the building's exterior design is an extension of the unique interior unit designs. A faithful blend of the historic and the modern, the building's design concept is an interlocking of two related building forms, each originating on a separate side of the alleyway, integrating at the public lobby. The two building forms represent the cultural qualities of the Whittier Neighborhood - the brick mass of the West relating to the historic fabric of Nicollet Avenue, while the Victorian Shingle mass of the East uses a unique, historic residential cladding while representing the artistic and creative energy of the near-by arts institutions. Each of these forms are present as a supporting accent to its neighbor, with the brick mass providing a solid base to the shingle mass while the shingles extend across the top of the brick building to create an intersecting and visually light crown. Throughout the length of the building is a consistent rhythm of large two-story windows, balconies, and terraces interlacing the two building expressions. The resulting building design is a fresh yet faithful, modern interpretation of the indigenous historic character of Whittier.

This project is currently under construction.

## A r t s   Q u a r t e r   L o f t s



## Minneapolis, MN

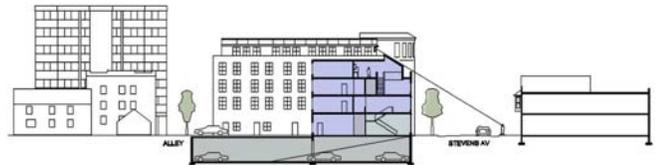
Following the completion of the Nicollet Avenue development plan, BKV Group worked with the Minneapolis Community Development Agency and the Whittier neighborhood to develop a mixed-use concept for this "brown field" site. Located directly south of The Minneapolis Institute of Arts (MIA) and the Minneapolis College of Art and Design (MCAD), this site defines the current boundary of the 26th and Nicollet retail node. Low-density early twentieth century homes are immediately adjacent to the east and south. This location consists of one site currently under the control of Hennepin County and targeted for MCDA development.

The building topologies surrounding the site range from single family residential to the east, to a clear commercial node to the west. The design concept of the four development locations provides a transition between these two different zones. Spaced at intervals along the street are focal point elements. Along the length of the street are green spaced plazas alternating with existing green spaces located on the north side of the street. Each of these plaza locations provides opportunities for public artwork, strengthening the "Artist Corridor" concept of the street development.

Development components include:

- (43) 1 and 2 bedroom units
- 6,200 s.f. of commercial space, with intended for art galleries, studios, and related shops
- Structured parking for 90-100 cars

## Despatch Site Development Plan

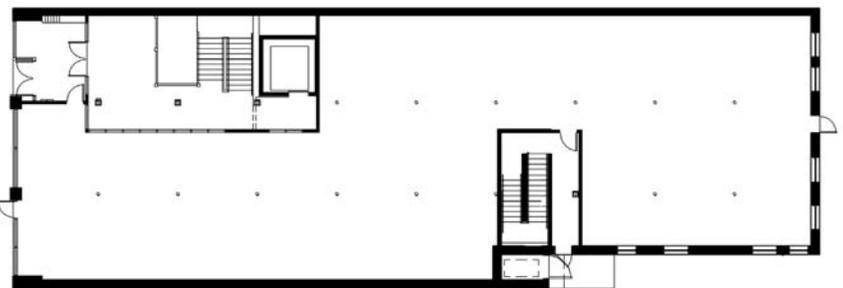


Fergus Falls, MN

Built in 1915, the Hotel Kaddatz is a three-story brick structure with a full basement; each floor contains about 6,000 square feet. It is located in the heart of Fergus Falls' central business district. The Kaddatz is listed on the National Register of Historic Places.

The Kaddatz project creates 10 units of mixed income housing. The project will also create 4,200 square feet of commercial space on the ground floor and 6,000 square feet of community arts center space in the basement. The project has the strong support of the City of Fergus Falls, local employers, and philanthropic organizations.

H o t e l   K a d d a t z   A r t i s t   L o f t s



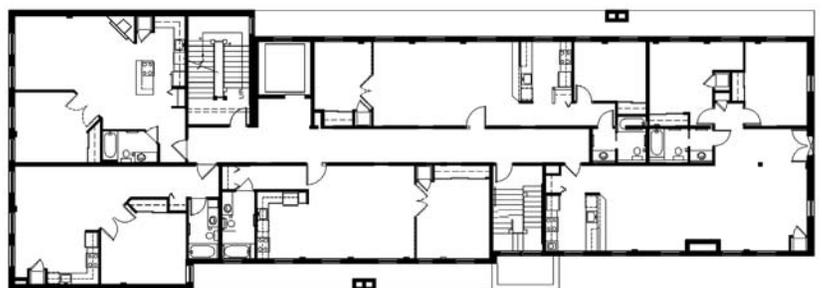
GALLERY SPACE

### Fergus Falls, MN

The Kaddatz has six one-bedroom and four two-bedroom units. This mix has been chosen to meet the housing needs identified by a market survey of artist households in the Fergus Falls area. The project serves a mix of young and middle-age singles and couples. The two-bedroom units provide housing suitable for families with children. The project provides an elevator serving all levels of the building; all units are thus accessible to persons with physical disabilities.

The project budget is \$2.3 million. Of this amount, about \$1.5 million was applied to residential rehabilitation of the structure. The remaining \$800,000 was allocated to non-residential uses, including restoration of the grand staircase that originally connected the main floor to the residential floors above; and the extension of the staircase to the community art center space on the lower level.

## H o t e l   K a d d a t z   A r t i s t   L o f t s



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