

ARCHITECTURE MN

VOLUME 36 NUMBER 04 JUL/AUG 10 \$3.95

Architecture Minnesota is a publication of
The American Institute of Architects Minnesota
www.aia-mn.org

TARGET AREA

The 21st century meets the 19th century as Target Field energizes and is energized by the Warehouse District.

PAGE 22

TAKIN' IT TO THE STREET

A grassroots effort yields an achievable plan for making a busy Minneapolis avenue more pedestrian-friendly.

PAGE 46

CONUNDRA

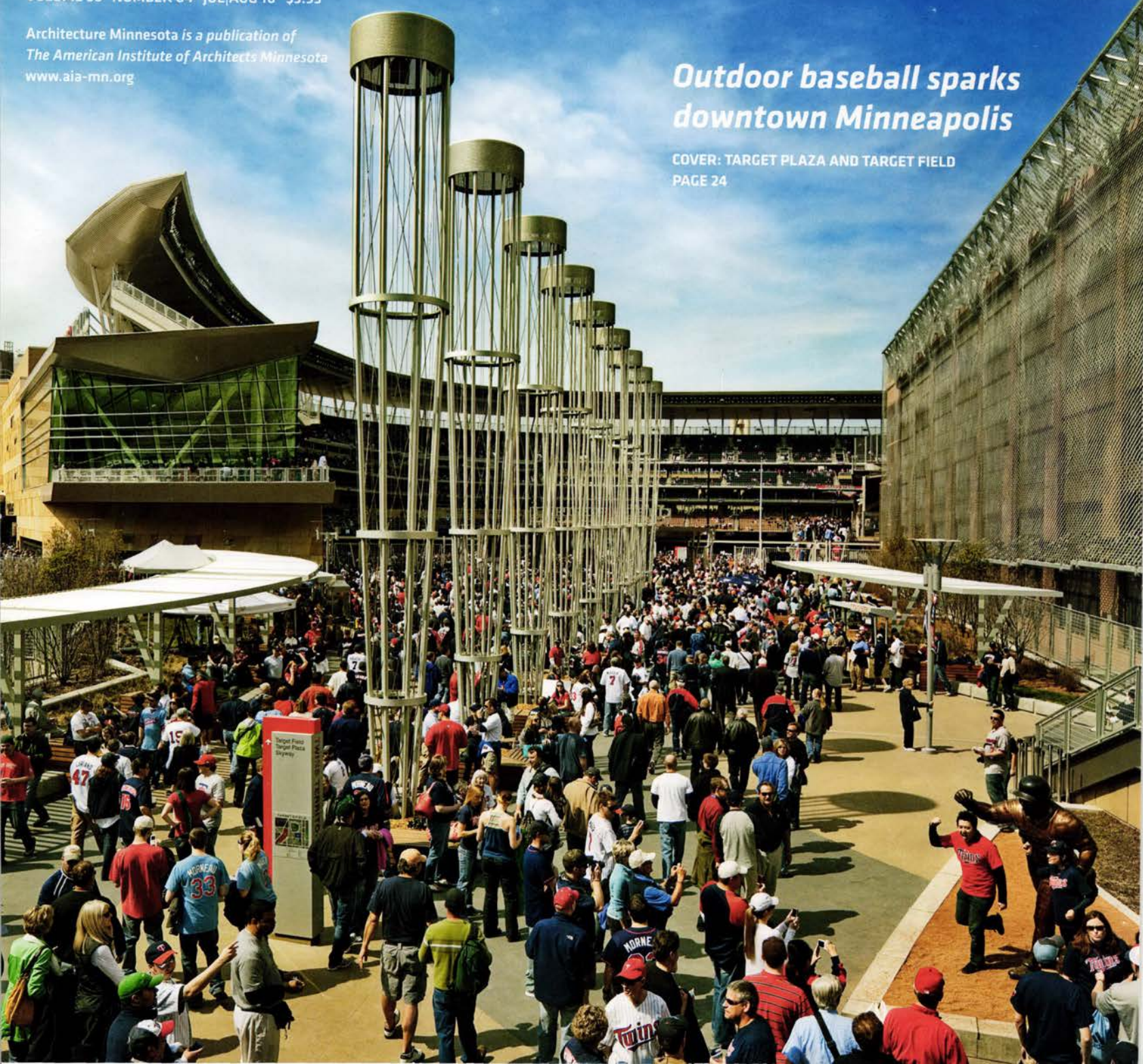
A pioneer of Minneapolis riverfront redevelopment ponders the complexities of urban river stewardship.

PAGE 19

Summer in the City

Outdoor baseball sparks downtown Minneapolis

COVER: TARGET PLAZA AND TARGET FIELD
PAGE 24





Macalester College - St. Paul

Bold & Beautiful



EST. 1923

Manufacturer of *Premium*
Concrete Paving Stones & Retaining Walls

...just better

Visit our showroom at
International Market Square, Ste. 12C
For more information call 800.622.4952
www.borgertproducts.com



Bottineau Library - Minneapolis, MN

DESIGN
→ EFFICIENCY
RIGHT INTO YOUR
DESIGN AND
SAVE BIG.

Introducing Xcel Energy's Energy Design Assistance program. Break down how much you'll save before you break ground. Plan for and achieve energy efficiency goals during design. Reap big rebates after construction. Get started at ResponsibleByNature.com.



ARCHITECTURE MN

Architecture Minnesota is a publication of
The American Institute of Architects Minnesota
www.aia-mn.org

Architecture Minnesota, the primary public outreach tool of the American Institute of Architects Minnesota, is published to inform the public about architecture designed by AIA Minnesota members and to communicate the spirit and value of quality architecture to both the public and the membership.



Features



ON THE COVER

Target Plaza and Target Field
Minneapolis, Minnesota

"After 28 seasons of climate-controlled baseball, the Twins and their fans have the outdoor exposure they've been waiting for," says photographer **Paul Crosby**. "The change of scenery has certainly inspired photographers as well, with the city skyline as a backdrop and the well-designed common areas creating a festive mood. Play ball!"

22 **Target Area**

With the wildly cheered arrival of outdoor baseball in Minneapolis, downtown and the Warehouse District will never be the same. We take you through Target Field, on top of one of the largest green roofs in the world, and on a tour around the ballpark's historic neighborhood.

Quality Start: Target Field

page 24

By Linda Mack

Beyond the Bleachers: A Guide to Ballpark Area Architecture

page 32

By Larry Millett

Urban Prairie: Target Center Green Roof

page 38

By Adam Regn Arvidson

Time-Tested: Itasca Lofts

page 40

By David Dimond, AIA

42 **Big Plans for a Little Rock Park**

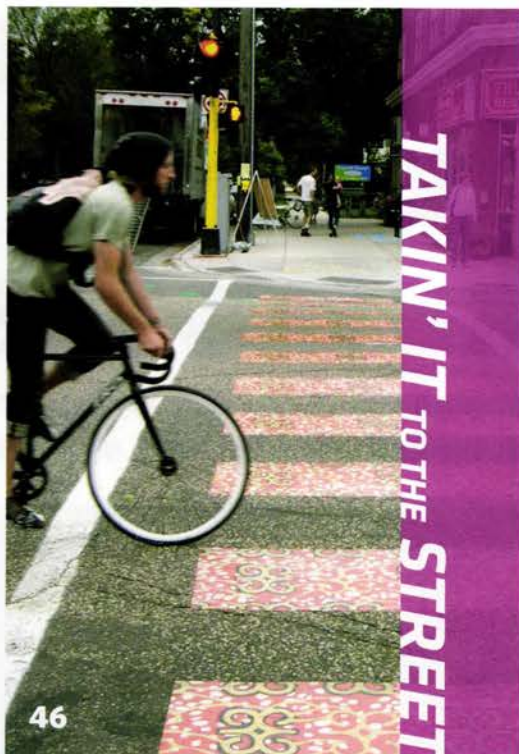
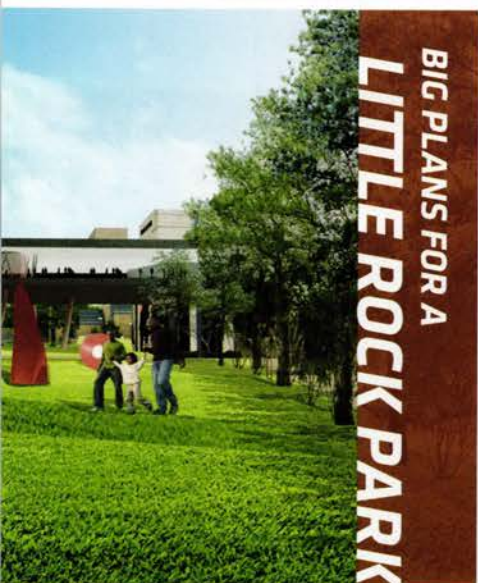
By Linda Mack

Minneapolis' Conway+Schulte Architects wins another national award for its work in Arkansas, this time for an innovative plan to make Little Rock's 33-acre MacArthur Park the heart of a green network linking neighborhoods and schools.

46 **Takin' It to the Street**

By Heather Beal

When Minneapolis' Seward neighborhood enlisted CityDeskStudio to help create a master plan for East Franklin Avenue, the firm proposed "a more organic process," says Christian Dean, AIA. "Seward is among the most diverse, environmentally conscious, and artsy neighborhoods in Minneapolis. The people who live and work there understand best the experience of being on Franklin Avenue. We wanted to make sure their values and vision were documented and could be tested in a tangible way."



JUL/AUG 10

Departments & Directories

5 EDITOR'S NOTE

9 POST IT

Threshold bloggers praise the Prius, cite the siting of St. Paul's St. Anthony Park library, and find the Mayo Clinic's urban design to be in excellent health.

13 CULTURE CRAWL

BY MATTHEW AND JEN KREILICH
Minneapolis is one big summer art gallery, thanks to muralists like Broken Crow and the adventurous building owners who provide the canvases.

15 WHY IT WORKS

BY ADAM REGN ARVIDSON
The Zumbro Riverwalk in downtown Rochester offers a richly varied experience of the river and the notable buildings that line it.

17 TOWN TALK

BY PHILLIP GLENN KOSKI, AIA
Architecture Minnesota speaks with Kit Richardson, one of our region's most preservation-minded urban developers.

19 CONUNDRAS

BY THOMAS MEYER, FAIA
How best to steward the Mississippi's urban stretches? The architect of the Mill City Museum shares his thoughts after fishing the river in a small boat.

21 WAYFARER

BY LUCIE MARUSIN
In Berlin, a mesmerizing public space blurs the line between indoors and out.

64 PLACE

BY GEORGE HEINRICH
A photographer goes back to the wall—not to catch a deep fly ball, but to capture Target Plaza's most thrilling feature.

57 DIRECTORY OF RENOVATION, REMODELING, RESTORATION

62 CREDITS

63 ADVERTISING INDEX

Whenever your firm needs **GREEN** Brick, think of us first.

BRICK: Low maintenance, high energy efficiency and low life cycle cost make brick an unrivaled building material.

Why Sioux City Brick is THE GREEN CHOICE:

- Recycled content 7–10%
- Sioux City Brick is the midwest's largest brick manufacturer within 500 miles, approximately 290 miles from the Metro area.
- Ultra Modern Plants use up to 57% less fuel than the average brick manufacturer.
- Flue gas scrubbers purify exhaust, reducing greenhouse gas emission over 48%.
- Raw material is mined less than one mile from the plant.



PROJECT: Excelsior & Grand ARCHITECT: Elness Swenson Graham Architects Inc. BRICK MANUFACTURER: Sioux City Brick

We Make Great Brick.



The Brick Professionals

520 W. 86th Street, Bloomington, Minnesota 55420 tel 952.888.9239 fax 952.888.0077

www.mnbrick.com Click on **Related Sites and Products** to see all of our products.

Surprise, Surprise

If someone from Portland, Oregon, or Portland, Maine, had asked me a few years ago to list the leading features and qualities of Twin Cities urbanism—the architecture and the landscapes that distinguish Minneapolis and St. Paul—I would have given him or her the standard answer: I would have started by describing Minneapolis' peerless and seemingly endless parks system, planned by landscape architect H.W.S. Cleveland in the late 19th century and vastly expanded under Theodore Wirth in the early 20th century: the miles upon miles of parkway, bikeways, and walkways along the Mississippi River and Minnehaha Creek and around the Chain of Lakes. I would have touted the still relatively new Hiawatha LRT line and the beautifully engineered Midtown Greenway pedestrian bridge that winds over it.

I would have painted two pictures of Rice Park in downtown St. Paul: one of a weekday lunch hour in summer, the other of holiday lights illuminating a snowfall. I would have mentally walked this Portlander through the parade of Victorian homes along St. Paul's Summit Avenue, across one or two of the city's numerous college campuses, and to a bench in the wide-open Harriet Island Park, where we could take in the downtown skyline across the river, perhaps with fireworks booming overhead. And then I would have contrasted that scene with a view of Minneapolis' reinhabited industrial riverfront from the Stone Arch Bridge.

I would have talked about the hard lessons we've learned from knocking down landmarks in decades past, and how our architects are now unrivaled at envisioning new uses for languishing historic buildings. I would have cited as Minneapolis examples MS&R's Mill City Museum and Mill Ruin Courtyard, RSP Architects' Grain Belt Brewery two miles up the

river, and architect John Cuninghame's pioneering Itasca Lofts (page 40) in the Warehouse District (page 32).

I would have said that we're better at preserving and interpreting our architectural history and taking a contextual approach to urban infill than we are at taking risks with large-scale additions to our cityscapes. I would have said that two years ago, but I've changed my tune, because Target Field (page 24) turned out to be a daring mega-project in many ways. Though it cloaks itself in Minnesota limestone, a material used on the Minneapolis Central Library and elsewhere in downtown, Target Field aims to stand out more than blend in. And the fretted-over site, wrapped tightly by streets, a freeway ramp, a garbage burner, and rail transit (hooray!) on the edge of downtown, has yielded a ballpark and plaza with an electric atmosphere, thanks in large part to Populous, HGA, and

Target Field aims to stand out more than blend in. And the fretted-over site, wrapped tightly by streets, a freeway ramp, a garbage burner, and rail transit (hooray!) on the edge of downtown, has yielded a ballpark and plaza with an electric atmosphere.

Tom Oslund. "That's the true source of Target Field's energy—the city itself," writes Linda Mack. "From any seat, you can watch the game and also feel the city's vibrancy."

This new urban ambition extends to Target Field's neighbor to the east. Target Center's new vegetated roof (page 38) sets a new green standard for sports and entertainment venues around the globe. If only the seats at Target Field were high enough to look down on Target Center and its beautiful leaf-pattern mat. Alas, photography will have to suffice.

Twin Cities urban design is starting to hit for power.

EDITOR'S
NOTE



DON F. WONG

And I think you'll find that our Target Field and Target Center photography more than suffices. Paul Crosby documented the construction of the ballpark, and his images from opening day are so alive they'll have you smelling hot dogs.

Steve Bergerson's dramatic aerial photographs (pages 22, 38) capture the big picture, while George Heinrich zeroes in on one of the most visually alluring elements in the Target Field experience (page 64). The images all confirm one thing: We're starting to swing for the fences here in the Twin Cities, and these two projects are tape-measure blasts.

Chris Hudson

Christopher Hudson
hudson@aia-mn.org



EXHIBITORS REACH THE LARGEST ARCHITECTURE AND DESIGN MARKET IN MN!

The AIA Minnesota
Annual Convention is
known for consistently

attracting 2,000+
attendees, offering
exceptional programs,

and opportunities to
network with cutting-edge
exhibiting companies.



CONNECT
AT THE AIA MINNESOTA
76TH ANNUAL CONVENTION.
NETWORK NOVEMBER 2-5, 2010
MINNEAPOLIS CONVENTION CENTER
LEARN EXHIBIT HALL D, MINNEAPOLIS, MN

FOR QUESTIONS ABOUT BOOTH SPACE RESERVATIONS, CONTACT STEPHANIE PELZER AT 612-338-6763 OR PELZER@AIA-MN.ORG.

Visit us online to request an exhibitors' kit and see which industry leaders will join
us this year with the latest in building product innovation and services.
www.aia-mn.org



AIA Minnesota

A Society of The American Institute of Architects

ARCHITECTURE MN



AIA Minnesota
A Society of The American Institute of Architects

AIA Minnesota is the voice of the architecture profession, dedicated to serving its members, advancing their value, and improving the quality of the built environment.

Architecture Minnesota Staff

Editor:
Christopher Hudson
hudson@aia-mn.org

Advertising Sales:
Judith Van Dyne
vandyne@aia-mn.org

Circulation:
Amber Allardyce
subscriptions@aia-mn.org

Editorial Assistant:
Stephanie Pelzer
pelzer@aia-mn.org

Art Direction and Design:
Tilka Design
info@tilka.com

Publisher:
Beverly Hauschild-Baron, Hon. AIA
hauschild@aia-mn.org

Architecture Minnesota Committee

Paul Neuhaus, AIA,
Chair

Sarah Bremer, Assoc. AIA

Amy Douma, Assoc. AIA

Steven Dwyer, AIA

Beth Fellman

Thomas Fisher, Assoc. AIA

Dan Grothe, AIA

Ken Koense, AIA

Phillip Glenn Koski, AIA

Matthew Kreilich, AIA

Tony Rauch, Assoc. AIA

Brandon Stengel, Assoc. AIA

Tom Wasmoen, AIA

Heather West

Andy Zhang

AIA Minnesota Board of Directors

Richard Varda, FAIA
President

Steve Fiskum, AIA
President-Elect

Past President
Renee Cheng, AIA

Ann Voda, AIA
Secretary

Stephen Patrick, AIA
Treasurer

Charles Orton, AIA
AIA Minneapolis President

Erin McKiel, AIA
AIA St. Paul President

Tari Rayala, AIA
AIA Northern MN President

Phillip Glenn Koski, AIA
AIA Minneapolis Director

Charles Liddy, AIA
AIA Minneapolis Director

Stuart Stephens, AIA
AIA Minneapolis Director

Mary Shaffer, AIA
AIA Minneapolis Director

Mike Meehan, AIA
AIA St. Paul Director

Sam Bontrager, AIA
AIA St. Paul Director

Eric Lagerquist, AIA
AIA St. Paul Director

Thomas Fisher, Assoc. AIA
College of Design

James P. Cramer
Public Member

Meredith Hayes Gordon, Assoc. AIA
Associate Director

Lauren Weingartner, AIAS
AIAS Representative

Tom Cox, AIA
Regional Director

Kevin Connolly, AIA
Regional Director

Beverly Hauschild-Baron, Hon. AIA
Executive VP



Architecture Minnesota is published bimonthly by AIA Minnesota. The opinions expressed herein are not necessarily those of the Board of Directors or the Editor of *Architecture Minnesota*. **Editorial office:** International Market Square, 275 Market Street, Suite 54, Minneapolis, MN 55405. (612) 338-6763. FAX: (612) 338-7981. **Web address:** www.aia-mn.org. **Note to subscribers:** When changing address, please send address label from recent issue and your new address. Allow six weeks for change of address. **Subscription rate:** \$21 for one year, \$3.95 for single issue. **Postmaster:** Send address change to *Architecture Minnesota* at above address. Periodical postage paid at Minneapolis and additional mailing offices. **Advertising and Circulation:** *Architecture Minnesota*, above address and phone. **Printing:** St. Croix Press. **Color separations:** Southern Graphics Systems. Copyright 2010 by *Architecture Minnesota* (ISSN 0149-9106).

CONTRIBUTORS

Get to know our writers and photographers. They're an interesting bunch.

Landscape architect and writer **ADAM REGN ARVIDSON** is founder of *Treeline*, a design/writing consultancy, and creator of WordForum, a communications workshop for design professionals. He recently served as interim editor in chief of *Landscape Architecture* magazine.



Author, journalist, and activist **HEATHER BEAL** has been writing about art, architecture, and sustainability for more than 20 years. Since 1996, she has collaborated on dozens of sustainable-development projects.

DAVID DIMOND, AIA, is design principal in the Minneapolis office of Perkins+Will.

Twin Cities freelance photographer **GEORGE HEINRICH** (www.heinrichphotography.com) is a longtime contributor to *Architecture Minnesota*.

PHILLIP GLENN KOSKI, AIA, writes and sketches frequently for *Architecture Minnesota* and pens the monthly architecture review for the Twin Cities regional magazine *Metro*.

JEN KREILICH is a marketing professional with experience in branding, advertising, design, and arts marketing. In her spare time she is a culture hound seeking out what's happening, what's new, and what's next.

MATTHEW KREILICH, AIA, a design principal with Julie Snow Architects, has received several AIA Minnesota Honor Awards for his work, has won a number of national design competitions, and in 2009 was honored with an AIA National Young Architect Award for outstanding design leadership.

Minneapolis-based **LINDA MACK** writes on architecture and design for local and national publications.

LUCIE MARUSIN is a freelance architectural photographer living in the Twin Cities.



THOMAS MEYER, FAIA, is a founding principal of Meyer, Scherer & Rockcastle. His personal and professional involvement with the Mississippi River dates back 40 years.

LARRY MILLETT is the author of *AIA Guide to the Twin Cities* (Minnesota Historical Society Press) and the neighborhood guides adapted from it.



BRINGING CONCRETE TO LIFE



With the ability to realize your vision without compromise, **architectural precast/prestressed concrete** provides aesthetic versatility through virtually limitless design potential. Since 1951, Wells Concrete has been a leader in the industry, working with architects to create some of the most dramatic architectural expression throughout the upper Midwest.

800.658.7049 Wells, MN
800.732.4261 Grand Forks, ND
www.WellsConcrete.com



Post It culls recent entries from the Threshold blog at thresholdblog.org.

POST IT

Check out the recently revamped Threshold at thresholdblog.org for weekly built-environment news and opinions, informal project features, and tie-ins with *Architecture Minnesota* content, including a guest post by Heather Beal on her wide-ranging conversation with CityDeskStudio's Christian Dean, AIA, and Seward Redesign's Katya Pilling on their grassroots project to improve the pedestrian experience along Minneapolis' East Franklin Avenue (page 46).

Guest Post | PRIUS PAYBACK: IS IT TIME TO RETURN A FAVOR? Posted by Heather Beal

BONNER PHOTOGRAPHY



I may be mildly mad for venturing anywhere near the controversy surrounding the "sudden and unintended acceleration" experienced by drivers of several models of Toyota cars. No one really needs such a poignant and painful reminder of how important safety is for all designers. And yet I can't shake the feeling that this is an opportune moment for building-industry professionals to return a big favor.

I began to realize the extent to which Toyota's Prius, in particular, had inspired innovation in the building industry during an interview with Jeff and Salena Gallo in early 2009. When I asked what had motivated them to make sustainability a top priority for the home they'd had custom designed and built on the west edge of Minneapolis, they replied: "the Prius." Buying a car that helped them reduce their use of fossil fuels made them wonder how their new home could accomplish the same goal. >>CONTINUED ONLINE

In Plain Sight | ST. ANTHONY PARK LIBRARY Posted by Brandon Stengel, Assoc. AIA

BRANDON STENGEL, ASSOC. AIA
FARKKIDSTUDIOS.COM



Three Carnegie libraries opened in St. Paul in 1917—Riverview, Arlington Hills, and St. Anthony Park—and all three were designed by the St. Paul City Architect's office. While they're almost identical, it's the St. Anthony Park branch that gets a clear geographical advantage. Located at the triangular intersection of Como and Carter avenues, the stately library enjoys a proper vantage point and park-like space from which it can be appreciated.

Furthermore, the library's proximity to local schools, universities, and housing make it the system's fifth busiest. In 2000, architect Phillip Broussard designed a children's reading-room addition in the shape of a rotunda that perfectly complements the classic geometry of this neighborhood gem.

L. Architecture | A CLINIC ON URBAN FORM Posted by Adam Regn Arvidson

ADAM REGN ARVIDSON, TREELINE



Rochester, Minnesota, is known for the Mayo Clinic, and rightfully so [—Mayo enjoys a sterling reputation for its leading-edge healthcare and research. But the clinic's urban design is equally impressive.] The major Mayo buildings sit right downtown, within the city's rectilinear street grid. They're a perfectly mismatched blend of styles and histories that together seem more like a city than a campus.

Some of the streets have become plazas, but the grid is still there, and almost every building has an unexpected indoor-outdoor relationship. The Siebens Building's ground floor is below street level, but angled windows allow the Annenberg Plaza and Peace Plaza into the atrium. >>CONTINUED ONLINE



Measure thrice. Cut once.

We know your reputation rests in our hands. At least that's how we treat every mark we measure, every line we cut, every shaving we plane. Our craftsmen are focused on giving shape to your exact vision. Connect with DeLeers Millwork today, and experience the perfect union of precision and passion.

Winner of numerous AIA Awards of Excellence.



DELEERS MILLWORK

A CLOSER FIT. A BETTER FINISH.

1735 Sal Street, Green Bay, WI 54302 | 920.465.6764 | deleersmillwork.com



A landmark
stadium built with
hometown product.

Anchor Block Company product is
proudly featured at the new Target Field.SM



Anchor Architectural Concrete Masonry has been an integral player in constructing many of Minnesota's most prominent structures. The inspiration begins with just one block. Over 100,000 square feet of our Minnesota-made burnished limestone block is featured at the new Twins stadium resulting in a genuine state landmark.



To learn more about Anchor landscape and masonry products, call 1.800.440.8657 or visit anchorblock.com



Landscape Architects
866.830.3388
www.sehinc.com

Architecture Minnesota is a publication of
The American Institute of Architects Minnesota
www.aia-mn.org

Advertise here.

Reach your audience in one of our next issues.

SEPTEMBER/OCTOBER ISSUE
Interiors
*Including the Directories of Interior
Architecture & Interior Design*

NOVEMBER/DECEMBER ISSUE
Sacred Spaces
*Including the Directory
of General Contractors*

For more information, please contact:
Judith Van Dyne (612) 338-6763 vandyne@aia-mn.org



The way we see it, building is a team sport.

At Mortenson, we don't just construct buildings, we construct building partnerships. We know that each player has an important role on the team and together will make every project successful — as one integrated team we will deliver winning results.



Building what's next.



Location, Location,

Location — For artwork on a grand scale, drive, bike, or walk to these artistically adventurous Minneapolis establishments.

1 ACME AWNING

3206 Bloomington Avenue South
Muralist: Richard Barlow

2 ALTERNATIVE BIKE & BOARD SHOP

3013 Lyndale Avenue South
Muralists: Broken Crow, Isaac Arvold, Eric Inkala, Drew Peterson, Eros, and Stalk

3 BUILDING FORMERLY OCCUPIED BY SALON STELLA

400 Northeast Lowry Avenue
Muralist: Broken Crow

4 CAL SURF

1715 West Lake Street
Muralists: Broken Crow, Isaac Arvold, Eric Inkala, Drew Peterson, and Gabriel Combs

5 MERIT PRINTING

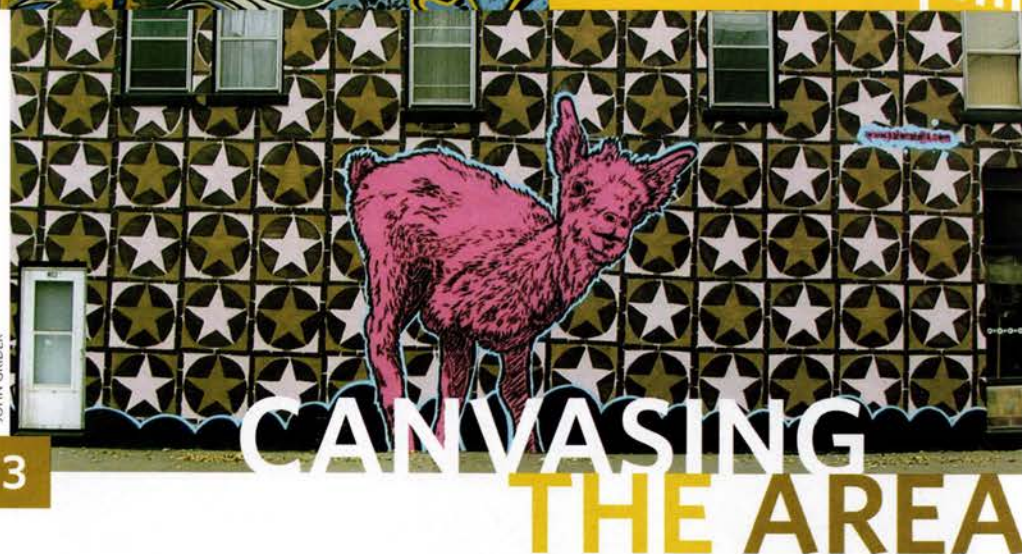
117 North 2nd Street
Muralist: Broken Crow

6 NOMAD WORLD PUB

501 Cedar Avenue South
Muralists: Broken Crow, Isaac Arvold, Drew Peterson, and Kristina Paabus

7 SHUGA RECORDS

165 13th Avenue Northeast
Muralists: Broken Crow and Over Under/Erik Burke



Art enthusiasts, jump on your bikes: Local muralists are turning buildings into canvases and the Twin Cities into an expansive open-air gallery.

On the back of the Acme Awning building in Minneapolis' Powderhorn Park neighborhood is a striking Richard Barlow mural inspired by a William Henry Fox Talbot photograph of trees and funded by a Clean City Minneapolis Graffiti Abatement Grant. Painted with silver and white acrylic and latex, it depicts both the positive and the negative of the Talbot image.

Acme Awning is one of a growing number of Minneapolis buildings that have generously provided a canvas for a group of talented emerging artists. John Grider and Mike Fitzsimmons, who operate under the name Broken Crow, are two such artists, making their mark with eye-popping murals of wild animals. Perhaps you've seen their work on the Merit Printing building in the Warehouse District, Salon Stella's former home on Lowry Avenue, or a residence around town.

Reintroducing the wild into urban habitat has kept them busy. This year they're scheduled to paint in Portland, Oregon; Austin, Texas; and even Gambia. Grider attributes much of their success to the

Internet and their willingness to go anywhere. "In the 1980s, in order to become popular you had to be in the right place at the right time," he says. "Now with the Internet it's possible to be in the right place at the right time all the time."

Broken Crow's collaborators include fellow Minneapolis artists Eric Inkala, Drew Peterson, and Isaac Arvold, among others. Arvold, a recent transplant to Brooklyn, was back in town this spring to create a mural for the Minneapolis Bike Share Program. He collaborated with Broken Crow and others on murals for Cal Surf, Nomad World Pub, and the Alternative Bike & Board Shop, and a solo mural featuring some of his signature characters can be seen at Southeast University Avenue and Bedford Street.

These are just a few of the artists who, through permissions and commissions, are bringing art to the streets in Minneapolis, St. Paul, and beyond. Get out there and explore our urban gallery.

—Matthew Kreilich, AIA, and Jen Kreilich

Got some free time and an interest in design? Culture Crawl rounds up the latest cultural attractions from around the state.

CULTURE
CRAWL



*Tom Kaldenberg
Kirkwood Community
College Executive
Director – Facilities*

Forward thinking

Power Thinker

Tom Kaldenberg is a Power Thinker who has played a crucial role in implementing Kirkwood Community College's (KCC) energy-efficiency plan. During the last three years, KCC has used Alliant Energy's Commercial New Construction (CNC) program to complete five projects and has saved over 2,300,000 kilowatt hours (kWh) of electricity, \$172,000 in annual energy costs and received \$327,000 in incentives. At Alliant Energy, we're Power Thinkers, too – always looking for ways to help our business customers save energy and work smarter. CNC provides free energy design analysis to help your customers select a package of cost-effective, energy-efficient strategies for new construction projects.

Be a Power Thinker

Visit alliantenergy.com/newconstruction



We're on for you.

© 2010 Alliant Energy 447256 4/10 JS

Damon Farber Associates

Landscape Architects



www.damonfarber.com

← N

ART CENTER
MAYO CIVIC CENTER
DOWNTOWN ROCHESTER
LIBRARY
GOVERNMENT CENTER

Ever wonder what makes a great space great? In *Why It Works*, we demystify the design ideas behind well-loved locations.

WHY IT WORKS

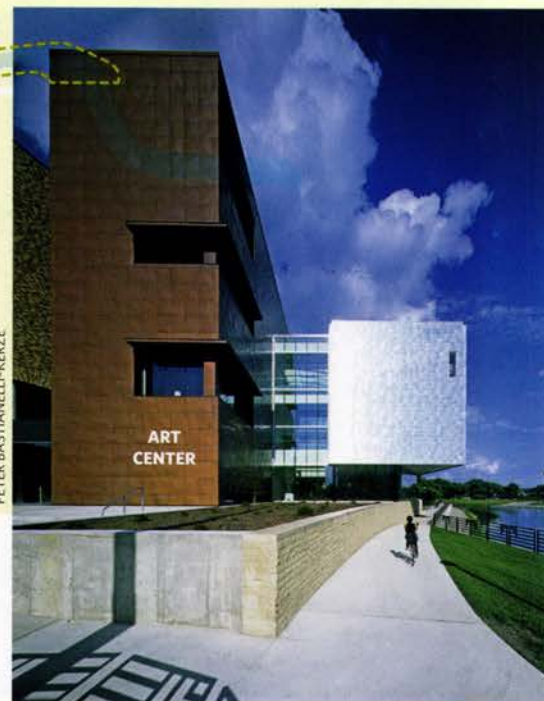
Zumbro Riverwalk

In 1995 the in-town reaches of three waterways in Rochester, Minnesota, were transformed with both flood mitigation and recreational amenities—an Army Corps of Engineers effort officially known as the South Fork Zumbro River Flood Control Project. The downtown section is better known as the Zumbro Riverwalk, a network of walkways and bridges along the river's tight arc through the heart of the city. Runners, tourists, Mayo Clinic visitors, weekend concertgoers, and business people on lunch breaks all use it. Why do they come? Why is the riverwalk such an important part of downtown Rochester?

—Adam Regn Arvidson

If You Build It . . . Just blocks from the downtown core, the riverwalk benefits from location. It embraced well-used buildings like the library and the government center, and later buildings in turn embraced the riverwalk. “The Rochester Art Center came after the riverwalk,” says landscape architect and planner Damon Farber, whose eponymous firm designed the downtown section, “but it became a part of it.”

PETER BASTIANELLI-KERZE



Get a Little Closer Rochester's river is unabashedly urban. The edges through downtown are high concrete walls. Pedestrian, automobile, and railroad bridges span the water. Tall buildings hem the corridor in. That's a good thing, reminiscent of Paris and Chicago. The government center sits a mere 60 feet from the water, and the art center actually overhangs the riverside trail.

CHAD JOHNSON



Captivating Complexity “This is one of the earliest elaborate flood-mitigation projects,” says Doris Sullivan, who worked on the riverwalk as an Army Corps of Engineers landscape architect. The pedestrian trails duck under bridges, then rise up to the city. Ramps descend to the water. And above it all, pedestrian bridges and skyways arc from bank to bank. The views of the river and downtown Rochester seem different with every step, as the geometry shifts and twists. It's a fun space to explore.



TRUSTWORTHY
~SINCE 1888~

AIA Contract Documents, the industry standard for 120 years, is the most trusted source for your contract needs.

AIA Contract Documents are the most **widely accepted** and understood in the industry. The 2007 update of AIA's most frequently used agreements is available in a variety of **easy-to-use** electronic and paper formats. The **intuitive, Microsoft® Word-based** software option gives you the most **trusted, comprehensive** suite of editable documents available. To find out more, visit us online at www.aiacontractdocuments.org/architect.



AIA Minnesota

A Society of The American Institute of Architects

AIA Minnesota
275 Market Street, Ste 54
Minneapolis, Minnesota 55405
612-338-6763

aia-mn.org/int_publications/contract-documents.cfm

AIA Contract Documents®
THE INDUSTRY STANDARD.
2007 Update

CONVERSION KIT

Since starting Schafer Richardson, a development, construction, and property-brokerage venture, in 1995, Kit Richardson, AIA, has become something of a fixture at Minneapolis City Hall and at preservation and planning events across the region. Although this architecture-trained developer has built a reputation for acquiring and rehabilitating troubled historic landmarks, he is equally known for his ability to work with neighborhood organizations in ways that eliminate much of the rancor and friction that accompanies large urban-development proposals.

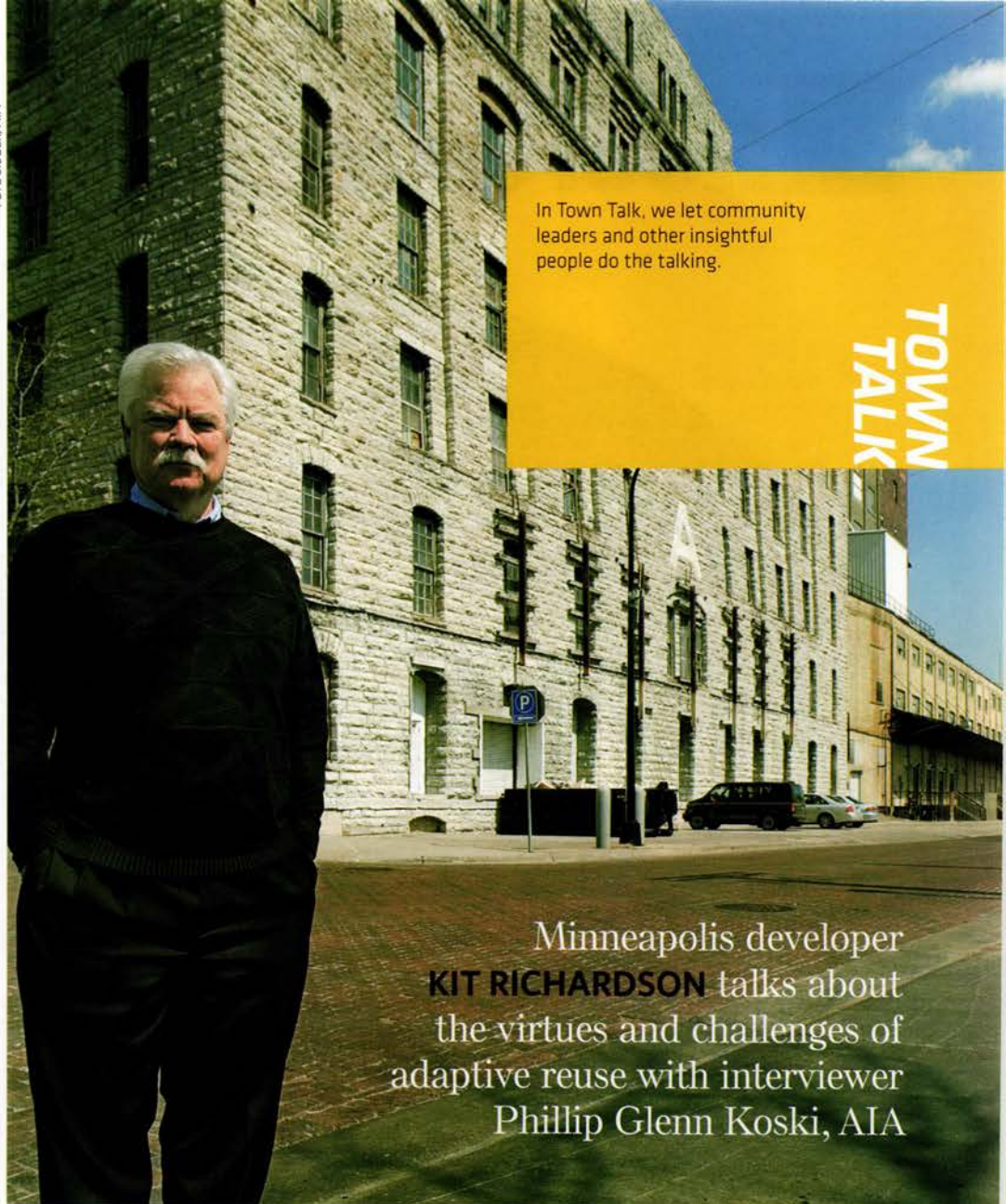
A native of historic Gettysburg, Pennsylvania, and itinerant student of the world's cities through his upbringing and travel, Richardson often peppers his conversations with citations of great buildings and preservation efforts on both coasts and in Europe and Asia. And while his avowed interest in historic structures and neighborhoods is well known, in the 1970s Richardson was also a student and later a colleague of Minnesota's paragon of modernism, Ralph Rapson. Today, many of his built and proposed projects within historic districts walk a fine line between reinforcing history and making new architectural statements.

Perhaps his most ambitious project along these lines is the renovation and expansion of the Pillsbury A Mill complex on the east bank of St. Anthony Falls in Minneapolis. After a two-year process that included the completion of an environmental impact statement and drew heavy media coverage, the project received city approvals in 2007—just as the nationwide residential real-estate bubble burst. As the following interview with *Architecture Minnesota* shows, Richardson remains bullish about both preservation and riverfront development.

You studied architecture at the University of Minnesota after receiving a B.A. from Princeton University. What compelled you to study architecture?

My parents thought I should be an architect, although I resisted everything my parents suggested for quite a few years. I could draw and paint well, was very good in math, loved to design and build things, and could visualize in three dimensions. I was also inspired by the diversity of activities in the practice

PETE SIEGER, AIA



In Town Talk, we let community leaders and other insightful people do the talking.

TOWN
TALK

Minneapolis developer
KIT RICHARDSON talks about
the virtues and challenges of
adaptive reuse with interviewer
Phillip Glenn Koski, AIA

of architecture, which I saw through friends who had gone into the field.

How did you decide to enter a career in development instead of a traditional career in architecture?

My first job was draftsman for an architect in Lawrence, Kansas. We both fell in love with the idea of buying real estate and being the "master builder" for our own accounts. Our first investment was an old house near the KU campus, which we bought, fixed up, and sold for a large profit in about three months. We liked the profit but, just as important, we liked the sense of accomplishment in restoring an old structure.

Later, when I worked for Ralph Rapson, I saw again that the architect was not in control of the timing, outcome, and profit of a project. I learned that I had a risk-tolerant personality. While I knew I was not going to be in the ranks of great architects,

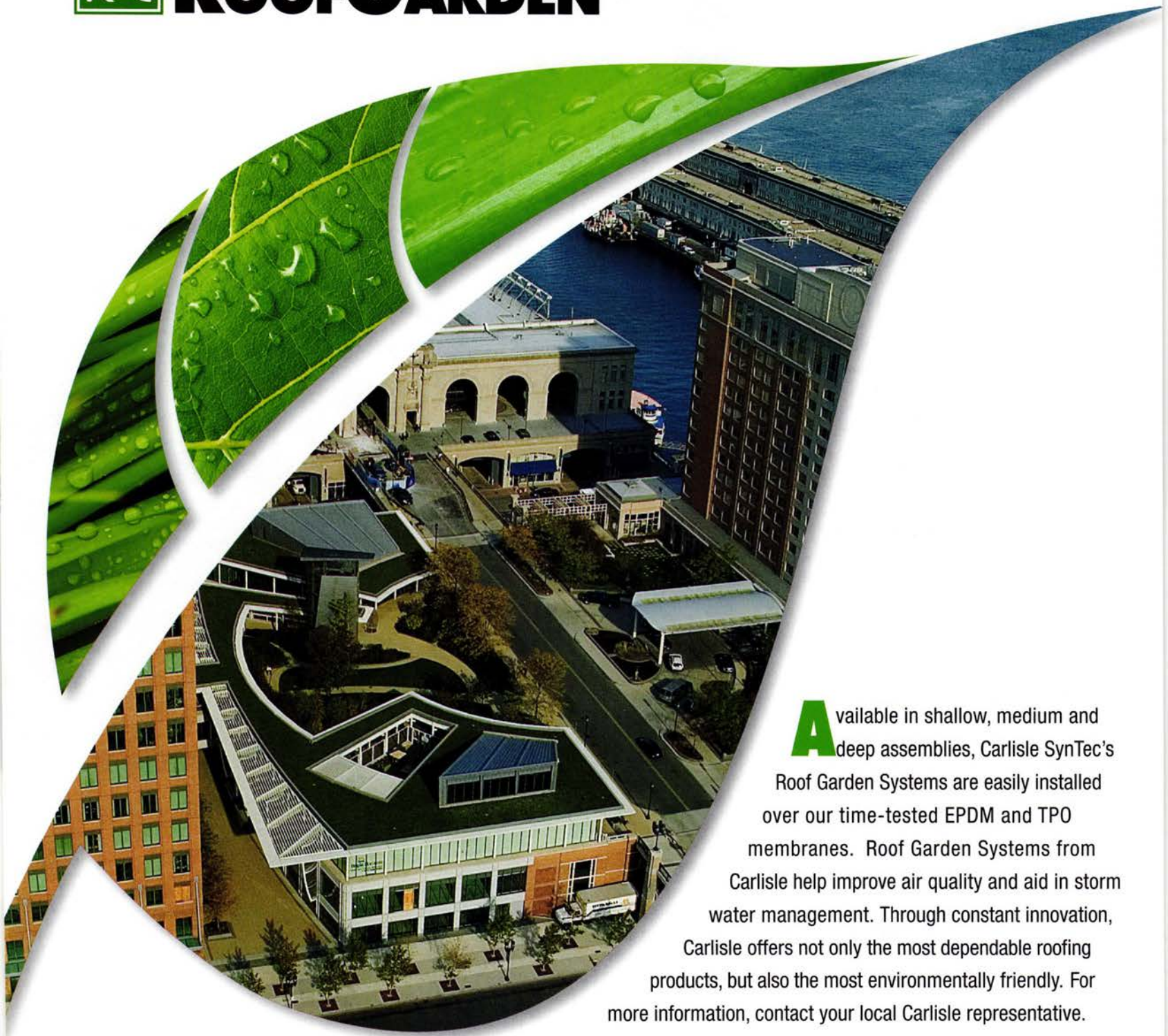
as a developer I could hire the Ralph Rapsons of the design world and take the financial risks inherent in real-estate development.

Your firm is well known for developing properties within or adjacent to designated historic districts in Minneapolis, such as the North Loop and the St. Anthony Falls riverfront. Why are you drawn to historic locations?

History has always been an interest of mine as well, having grown up on Doubleday Avenue on Oak Ridge, where the first day of the Battle of Gettysburg took place. My friends and I used to walk the fields around our house after the spring plowing, and we would find bullets and other real bits and pieces of history. I also find those areas of cities where the older buildings are left standing to be the most interesting parts of a town. Who wouldn't want to work in those places?

>> continued on page 50

CARLISLE'S **RoofGARDEN**



Available in shallow, medium and deep assemblies, Carlisle SynTec's Roof Garden Systems are easily installed over our time-tested EPDM and TPO membranes. Roof Garden Systems from Carlisle help improve air quality and aid in storm water management. Through constant innovation, Carlisle offers not only the most dependable roofing products, but also the most environmentally friendly. For more information, contact your local Carlisle representative.

www.carlisleroofgardens.com

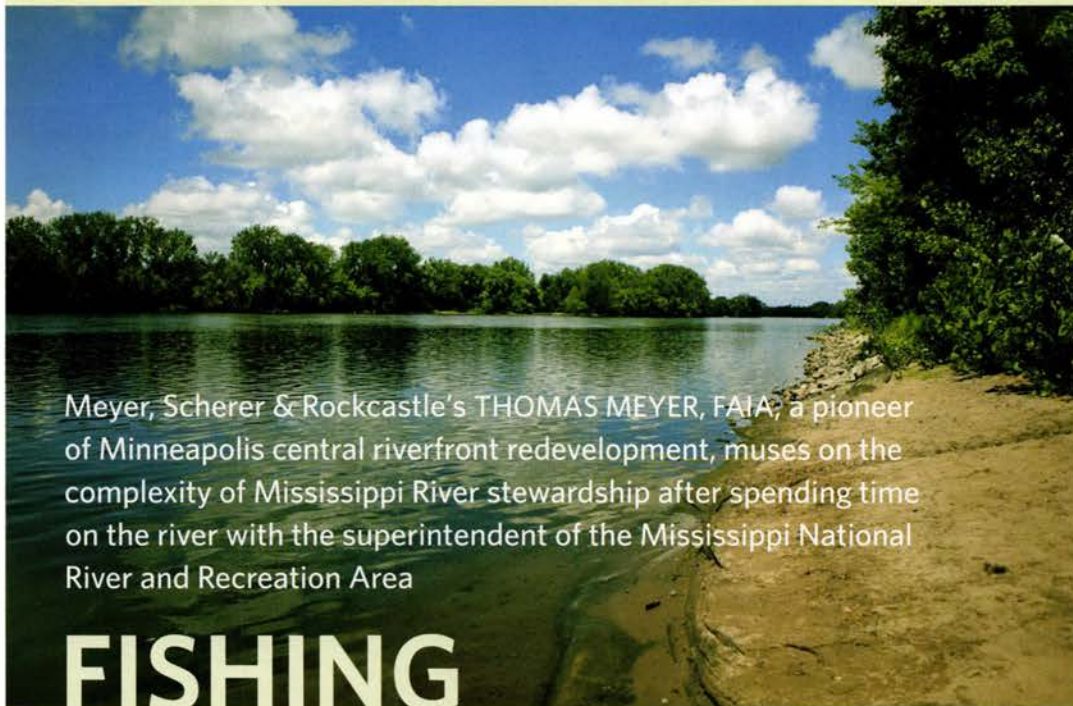


Architectural Consultants

763-226-2600 • 13900 Sunfish Lake Blvd. • Ramsey, MN 55303 • Fax: 763-226-2620 • E-mail: dmillard@group4reps.com

Carlisle is a registered trademark of Carlisle. © 2010 Carlisle.

CARLISLE
Carlisle SynTec



Meyer, Scherer & Rockcastle's THOMAS MEYER, FAIA, a pioneer of Minneapolis central riverfront redevelopment, muses on the complexity of Mississippi River stewardship after spending time on the river with the superintendent of the Mississippi National River and Recreation Area

FISHING for ANSWERS

Paul and others responsible for the river's cultural and natural environment see betting on good design as risky in such settings. I argue it is a risk each generation needs to cautiously make.

There is hardly a day that I do not view the Mississippi River out my office window. I have studied it in maps, aerial photos, topographic plans, and master plans when working on riverfront projects. For 40 years I have explored and walked along it for pleasure. But I have rarely been *on the river*. I had two opportunities last summer to tour and fish on the river with Paul Labowitz, the amiable superintendent of the Mississippi National River and Recreation Area (MNRRA), the 72-mile-long national park that winds through the Twin Cities. I learned that to be on the urban river is to experience a wonderful collage of the cultural and the natural, the past and the present, the bold and the intimate.

Moving slowly and stopping frequently in a small boat, we experienced much more of the urban river's incredible diversity than my previous land-based excursions allowed. Vast amounts of sensory information presented itself. Much of it was big and dramatic, such as the bridges, bluffs, and the river itself. There was an intimacy too: the feel and smell of the river's dampness, the movement of the current over your hand, just being in a small, unsteady vessel. Despite Paul's good company, I also experienced a sense of isolation and vulnerability by being in the lowest and most open space with the eyes of the city above and the muddy depths below.

Conundra attempts to sort out some of the more complex questions facing architects and planners.

CONUNDRRA

PHOTOS: 2008 NATIONAL PARK SERVICE



On the first trip, we headed downstream from Newport, passing remains of 19th-century wing dams constructed to force the current to scour a deeper navigation channel. Above the Hastings dam the river widens and makes a U-turn in the wide, stump-filled reservoir that long ago inundated Spring Lake. On the bluffs above the former lake, significant archaeological finds have revealed human inhabitation going back 8,000 years. Today, the silhouettes of the Koch Refinery and the aggregate mining equipment at Gray Cloud Island are the principal indicators of human activity. But wildlife abounds. In a weedy backwater, a mother duck hustled her brood along and pelicans lined up on a floating log. At intervals along the shore, egrets stood perfectly still waiting for fish. Landing on a sandy island, we spooked a sunning water snake and discovered an eagle nest in a cottonwood—revealed by the fretful parents circling above.

On a later trip we fished the more central urban river near the juncture with the Minnesota River. We anchored off Pike Island, where the state's

>> continued on page 53

Top left: The Mississippi River in the upper reaches of the park has gentle shores. From here it flows into the only gorge on the Mississippi River. Above: Canoes locking through Lock and Dam No. 1.

If you could design your dream window,
what would it be?



myMarvin by

P. Allen Smith

P. Allen Smith
Garden Home Designer

Create windows and doors uniquely your own. Whether you're remodeling, replacing or building new. Come in today and be inspired by what is possible with all the latest Marvin has to offer. Find out how we can help build your dream windows and doors.



MARVIN 
Windows and Doors

Built around you.
myMarvin.com

**Marvin Design Gallery
by Shaw/Stewart**
645 Johnson St. NE
Minneapolis
612-331-3128

Arrow Building Centers
14 Locations
Minnesota and Wisconsin
651-439-3138
ABC-CLC.com

**Automated Building
Components-
Millwork Division**
Chanhassen
952-937-9060
ABCMillwork.com

CH Carpenter Lumber, Co.
21575 Highview Ave.
Lakeville
952-469-3320

Country Lumber, Inc.
12575 Oakview Ave.
Becker
763-262-4444
CountryLumber.us

Custom Millwork
2298 N 2nd St.
North Saint Paul
651-770-2356
CustomMillworkInc.com

Dakota County Lumber
28 8th St.
Farmington
651-460-6646
DakotaCountyLumber.com

**Fullerton
The Builder's Choice**
Ellsworth - 715-273-5032
Glencoe - 320-864-5103
Osceola - 715-294-2000
Watertown - 952-955-2237

**Fullerton
The Remodeler's Choice**
Minneapolis (Uptown)
612-767-7000

Glenbrook Lumber & Supply
5215 Gershwyn Ave. N
Oakdale
651-770-9071
GlenbrookLumber.com

Hamel Lumber & Supply Co.
18710 Hwy. 55
Plymouth
763-478-6601
HamelBuildingCenter.com

Harmony Homes, Inc.
1120 Winter St. NE
Minneapolis
763-413-1100
HarmonyHomesInc.net
MN Lic. # BC - 20501883


Hiawatha Lumber Co.
3233 E 40th St.
Minneapolis
612-729-2358

Lamperts
Apple Valley - Lake Elmo
North Branch - Northfield
Rockford - St. Croix Falls
651-695-3600
LampertYards.com

McCarrons Building Center
23840 Lake Blvd.
Forest Lake
651-464-5427
McCarronsBuildingCenter.com

Scherer Bros. Lumber Co.
Hopkins Showroom,
Arden Hills, Shakopee
952-938-2741
SchererBros.com

Spring Lake Park Lumber
8329 Central Ave. NE
Minneapolis
763-784-3062
SLPLumber.com



In Wayfarer, architects and other design enthusiasts share their experiences of architectural environments around the world.

WAYFARER

NIGHT LIGHTS

Twin Cities photographer Lucie Marusin visits a modern landmark in Berlin with its own brand of fireworks

Once hailed as the most bustling intersection in Europe, Berlin's Potsdamer Platz was destroyed during World War II and divided after the war by the wall separating East and West Germany. Like many desolate urban areas in post-Communist Europe, the intersection reignited in the 1990s, fueled by optimism and economic growth. One of the major pieces of the redevelopment was the glass-and-steel Sony Center, a multi-building complex of offices, apartments, restaurants, and other commercial venues designed by Helmut Jahn.

At the heart of the development is a breathtaking open-air public space topped by a soaring, conical tent-like structure made of steel, glass, and Teflon-coated fabric sails. Complete with a giant TV screen and a water feature, the forum was pulsating with shoppers, diners, and wide-eyed tourists during my visit. After having dinner in one of the restaurants, I joined a crowd of onlookers taking pictures of the Yann Kersalé-designed light show high above. The sails changed from cyan to magenta, and the light reflecting off the glass buildings flooded the forum with color. It was a mesmerizing experience, akin to watching fireworks. When the show ended, I decided I had to return in a year to see it again.

Target Area

An aerial photograph of Minneapolis, Minnesota, showing a dense urban landscape. In the foreground, the Target Field baseball stadium is prominent, featuring a large, curved, light-colored roof and a facade made of orange-brown panels. The stadium is surrounded by parking lots and other urban structures. In the background, the city skyline is visible, including several tall skyscrapers and a river. The sky is overcast.

PAGE
32

PAGE
24

< PAGE
40



PAGE
38

My first great Target Field moment occurred during the Twins first home stand—a few weeks before I saw my first game there. I was meeting a friend after work at Cuzzi's, a decidedly unpolished watering hole on Washington Avenue North, just a few blocks north of the ballpark. On the one or two previous occasions I'd met friends there, an open table on the back patio had been easy to secure. But on this night, an hour or two after the Twins had shut out the Red Sox, Cuzzi's patio was packed with cheerful Joe Mauer and Denard Span (or so their jerseys claimed). It was a sight for sore eyes.

No other element makes an urban core thrive more than a high volume of pedestrians making their way to and fro, and the beautiful new Target Field provides exactly that. It's like a heart pumping 40,000 festive baseball fans through the arteries and capillaries of downtown and the less-trafficked North Loop neighborhood. Over time, game-goers from across Minnesota and beyond will become increasingly acquainted with all of the pregame and postgame hot spots along First and Hennepin avenues and scattered throughout the Warehouse District, not to mention the robust public-transit options around the ballpark.

We here at *Architecture Minnesota* want to speed your getting to know the ballpark and its richly textured surroundings by providing you with a game-day look at the new field and plaza (page 24) and a selection of entries from Larry Millett's *AIA Guide to Downtown Minneapolis* (page 32), a book that highlights all of the notable buildings you'll encounter on your walk to and from the game. The 1980 redevelopment of one of those notable buildings, the Itasca, sparked the ongoing renewal of the Warehouse District, and with the ballpark sure to accelerate that renewal, we thought it a good time to retell the Itasca story (page 40). We also take an aerial look at Target Field's green sibling: Target Center's new vegetated roof (page 38), the first-ever on a sports arena. So punch your mitt. Let's play ball! —Christopher Hudson

PHOTO: BERGERSON PHOTOGRAPHY



QUALITY START



Target Field opens to wide acclaim for the very thing observers had worried about the most: the ballpark's tight urban site on the edge of the downtown core. And the intimate outdoor baseball viewing? It gets a standing ovation, too.

By Linda Mack

Earl Santee, AIA, a senior principal of Populous of Kansas City, was skeptical when he first looked at a site in the Minneapolis Warehouse District for a new Twins ballpark. So was Kobi Bradley, Populous' chief urban designer. The eight-acre footprint in a railroad and freeway trench was "the most compact site I've ever worked on," says Santee, who has led the design of more than 30 sports stadiums for the firm.

Eight years later, Target Field offers a new equation for urban ballparks. Wedged between Target Center, huge parking garages and an I-394 ramp, active railroad lines and a garbage burner, a light-rail line and a major road, the outdoor stadium illustrates that compressed space creates architectural energy. Its edge-of-downtown site 25 feet below the city's street grid has proved a powerful asset.

It took a committed consortium of people—the Minnesota Ballpark Authority, the Twins, the design team, and advisory groups—to make this inviting place. HGA Architects and Engineers worked with Populous to create a sports venue that can hold its head high among the city's recent cultural landmarks, and Minneapolis landscape architect Tom Oslund, along with Populous, turned Target Plaza, a two-acre concrete deck that is the main entry point from downtown (see sidebar on next spread), into an enticing new urban space.



GETTING THERE

A nostalgic photomural in the Metropolitan Club at Target Field shows the old Metropolitan Stadium in Bloomington surrounded by acres of cars. The Twins ballpark is the opposite of that scene. No new parking spaces—we repeat, no new parking spaces—were built for the ballpark.

Game days are like market days at a medieval castle. People stroll from downtown parking spaces, coursing up Sixth Street and Seventh Street North on broad bridges over the freeway moat below. (Even if they come by weather-controlled skyway, they are funneled out onto the sidewalks, not delivered directly to the ballpark in hermetic isolation.) They walk up Fifth Street North, right next to the light-rail trains. They get dropped off near the Twins store and walk just a few steps to the field.

They stream off the Hiawatha light-rail trains just 27 feet from the ballpark's northeast corner at Fifth Street and Fifth Avenue North, near the red-brick Ford Centre. They come by Northstar commuter trains at the trench level and crowd up the escalator in Metro Transit's glassy vertical circulation building, also designed by Populous. They bike in on the Cedar Lake Trail, which passes underneath the field's north promenade.

Each of these ways to arrive adds to the ballpark's energy. And the automobile's deadening presence is minimized: Cars whip by on Seventh Street North, but an extra-wide sidewalk created by taking a lane from the street tames their impact.



DEEP TO RIGHT

Beyond the right-field seats lies Target Field's impressive welcome mat, a two-acre plaza designed by Minneapolis landscape architect Tom Oslund and Populous. A concrete deck over the I-394 moat below, Target Plaza could have

been another windswept wasteland to be avoided except on game days. Instead, it's a downtown magnet.

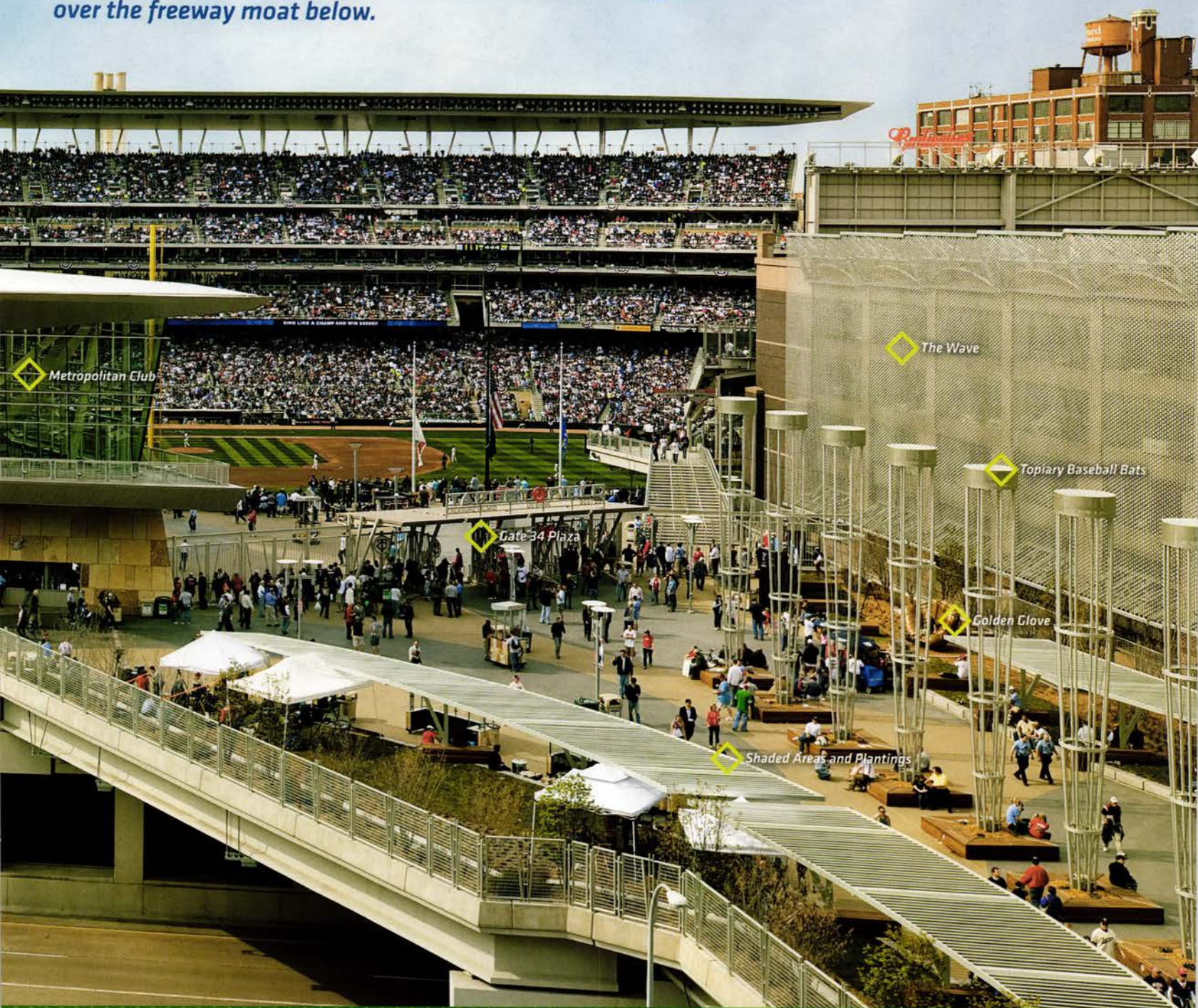
The two challenges? Scaling down the 90-foot-wide space so people feel comfortable and making it appeal to both hardcore and casual baseball fans. The design does both

Two curved, low-walled planting areas constrict the space without bollixing up the flow. Their metal trellises provide shade. Long lpe benches like the ones Oslund used at Gold Medal Park provide handy seating, as do benches around both "pitcher's mound" planters filled

with perennial grasses and nine 40-foot-high **topiary baseball bats**. Planted with fast-growing vines such as hops, the topiaries add green and create a recognizable meeting place. One bat per inning is lit, and all nine vibrate with light when the home team hits a home run.

SQUEEZE PLAY

People stroll from downtown parking spaces, coursing up Sixth Street and Seventh Street North on broad bridges over the freeway moat below.



The other kinetic element is "**The Wave**," by artist Ned Kahn. Made of trading-card-size pieces of anodized aluminum hung on stainless steel airplane cable, this "wind veil" masks the parking-ramp façade that lines one side of the plaza. Wind moves it, which means it animates the plaza even when no one is there.

At night, mostly blue LED lights add another visual dimension while also improving safety.

Other baseball-centric elements include a "**tradition wall**" with metal pennants listing each year's Twins team (that also draws the eye away from the freeway ditch below), an angled, sand-blasted

glass display of digital photos of notable local ballparks, and a giant bronze **Golden Glove** cast from Joe DiMaggio's mitt and located exactly 520 feet from home plate—the distance of Harmon Killebrew's longest home run. "It sounds corny," says Oslund, "but I must have seen 7,000 people get their pictures taken in it" at the open house in March.

The byword is subtle. The Target branding is understated. The baseball-y touches can be devoured or ignored. Says Oslund: "I abstracted ideas about baseball to create an interesting urban space that is as interesting when people aren't here."



Left: Angular walls and the golden hues of 100,000 square feet of rough-cut Minnesota limestone create dynamic facades. Opposite, top: The downtown skyline provides a dramatic backdrop to outdoor baseball. The compact site makes Target Field an urban field of dreams.

THE BALLPARK

The Twins project came at the end of a wave of new ballparks, such as Baltimore's Camden Yards and Denver's Coors Field, that embraced their urban locations and by and large employed a red-brick aesthetic to express their ties to history and the city. Pursuing a more contemporary look, Populous and HGA surveyed the materials in the surrounding Warehouse District, found a preponderance of brick and terra-cotta, and turned instead to golden limestone from the Minnesota River valley.

The Quarry Creek vein ranges from cream to gold to rust brown, giving variety to the inevitably massive walls. The rough-faced panels vary in depth from two and a half to four and a half inches—a tactile heft welcome in our world of paper-thin materials. The stone reinforces the ballpark's massing, which resembles a modern-day castle with angled, battered walls. And its contrast to the surroundings ups the visual energy.

At each of the five entries glassy peninsulas jut out of the walls. "The glass beacons reach out to the city," says HGA principal Bill Blanski, AIA. "Because much of the functional program is dark, we took special spaces and pulled them to the light." The beacons house classily appointed clubs for season-ticket holders. Rather than tuck the clubs away where they can't be seen, the architects called for glass walls and jutting balconies to allow the activity inside to animate the environs.

TARGET FIELD

Location:
Minneapolis, Minnesota

Clients:
Minnesota Ballpark Authority;
Minnesota Twins

Architect:
Populous with HGA
Architects and Engineers
www.populous.com
www.hga.com

Principal-in-charge:
Earl Santee, AIA

Project lead designer:
Mike Wekesser

Energy modeling:
The Weidt Group
www.twgi.com

Landscape architect:
Populous with
oslund.and.assoc.
www.oaala.com

Construction manager:
Mortenson

Size:
1 million square feet

Total project cost:
\$545 million

Completion date:
April 2010

Photographer:
Paul Crosby

Photos are from the book Target Field: The New Home of the Minnesota Twins, written by Steve Berg and published by MVP Books. The book is available for purchase in late July at Target Field and other retail outlets later in the 2010 season.



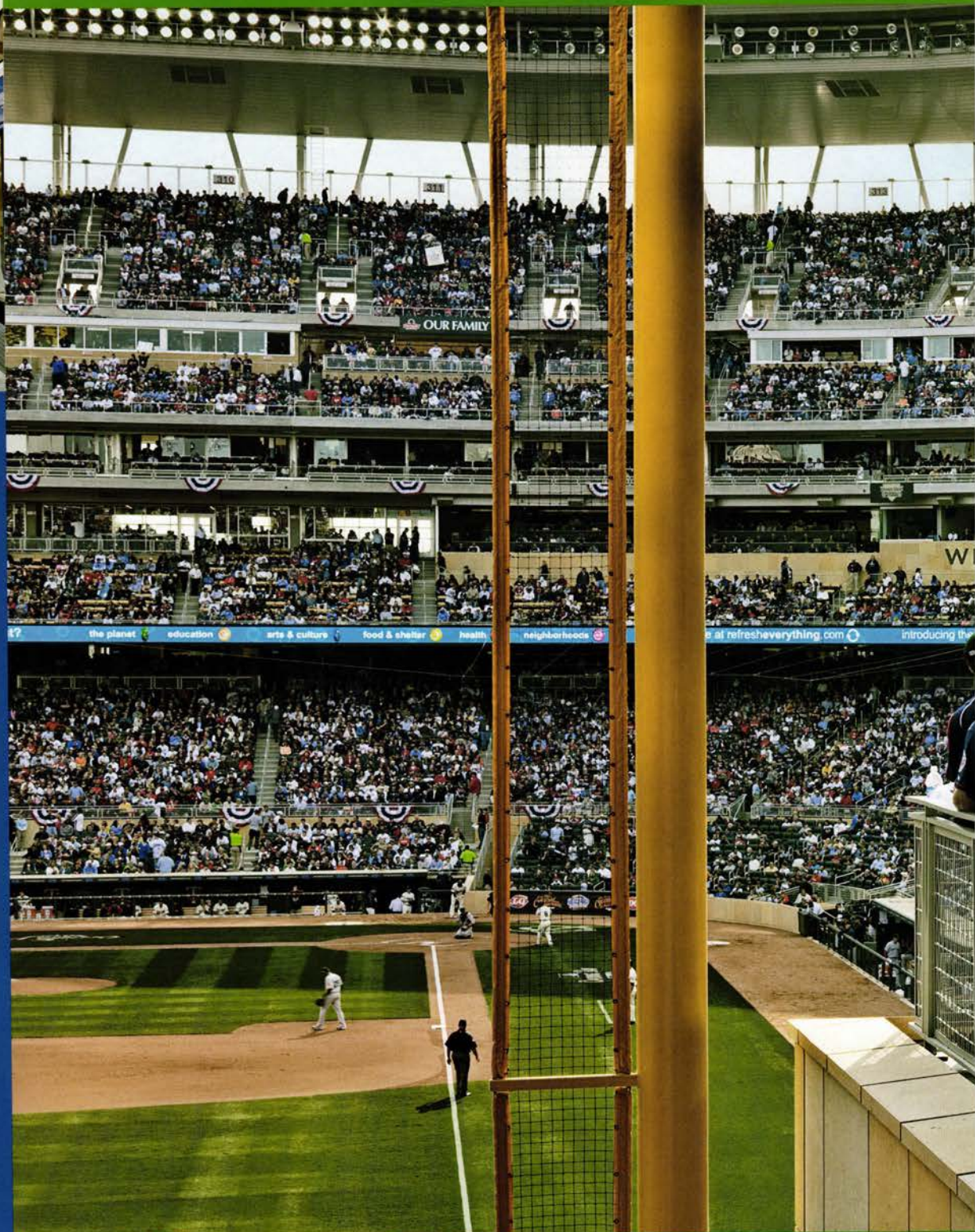
SWEET SPOT



"It sounds corny," says Target Plaza landscape architect Tom Oslund, "but I must have seen 7,000 people get their pictures taken in [the giant bronze glove]" at the open house in March.



The difference between going to the Metrodome and being insulated from the city and the elements and going to Target Field and being immersed in them is incalculable.



FIELD OF GREEN

Target Field has earned LEED Silver certification, the second U.S. ballpark to do so. Here are some of the strategies Populous and HGA employed:

- ◆ The project was built on a brownfield site (after environmental cleanup) and takes advantage of existing infrastructure such as parking ramps.
- ◆ Access to the ballpark via light rail, bus, commuter rail, bike, and foot reduces use of cars.
- ◆ Solar-reflective materials in the ballpark and on the plaza combat the heat-island effect.
- ◆ Runoff is gathered to water the grass and plantings.
- ◆ More than 20 percent of the building materials, including the 100,000 square feet of Minnesota limestone, came from within 500 miles of the ballpark.
- ◆ Dual-flush toilets and aerated faucets reduce water use by 30 percent.
- ◆ Recycling and composting biodegradable materials reduce waste.



Above: The crush of people, the smell of hotdogs, and the crack of the bat create an ambience that fans of outdoor baseball love. Left: Even the clubs and bars are open to light and the city. Top left: About 20 percent of fans arrive via light rail or commuter trains.

HOT CORNER



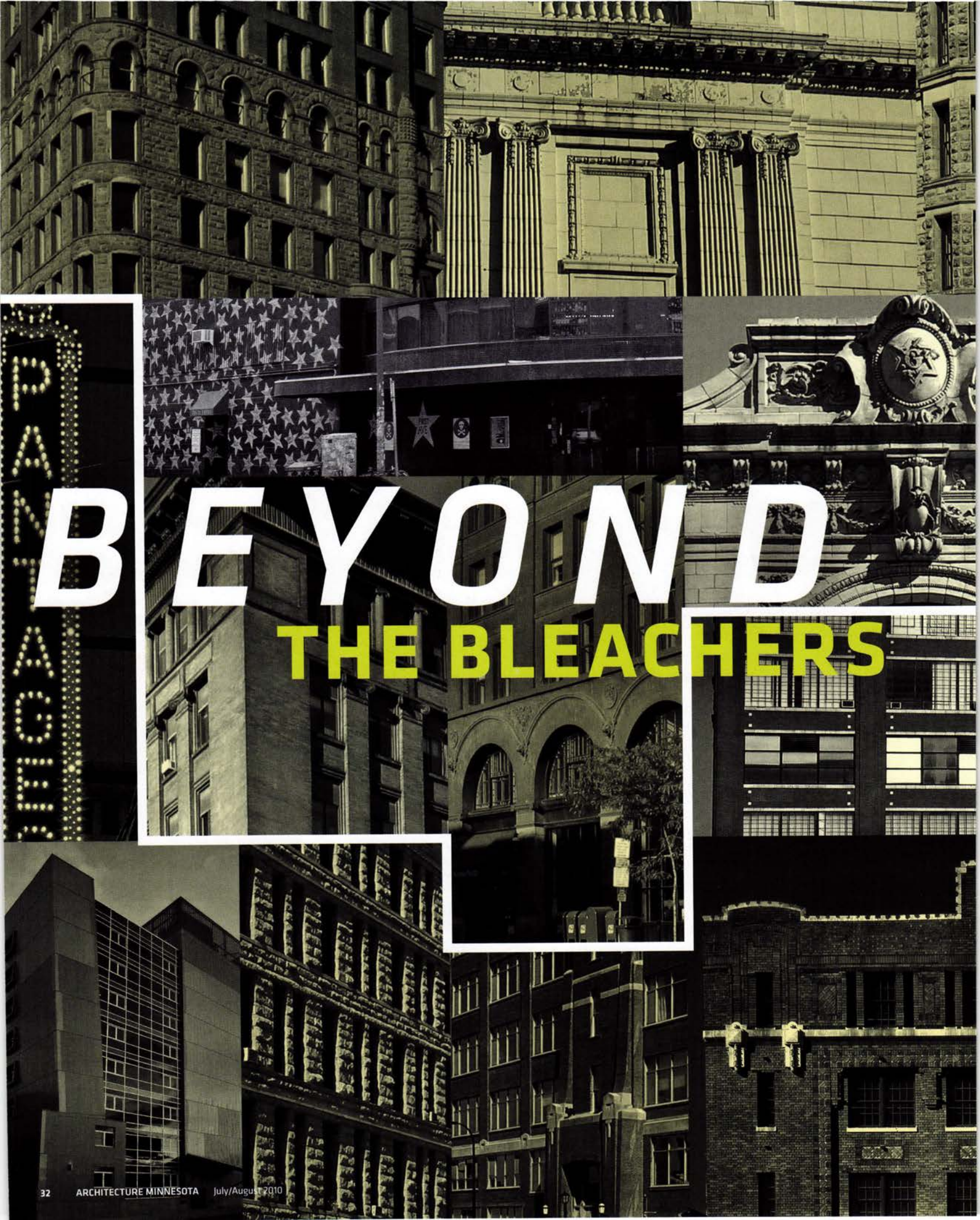
(The suite level is more private. Each of the 54 suites is named for a Minnesota lake and has a private door off a hotel-like corridor. But each also has outdoor seating so suite-holders can share in the sights and sounds of the game.)

A swooping canopy crowns the dynamic design. "I wanted to put a cap onto the building," says Santee, "and put the lights and the sound system in it so it's integrated. It was my number one design priority." The canopy contains reflectors that maximize light on the field while minimizing the energy the ballpark consumes—one of many environmentally sound steps taken to earn the field LEED Silver certification (see sidebar on opposite page).

Inside the ballpark, intimacy is the name of the game. Everyone enters at the concourse level, ensuring a lively promenade of people on the 40-foot-wide concourse. The 39,504 seats are divided almost evenly between the lower and the upper bowl so no one faces a daunting climb up or scramble down. And each seating area, whether in the Champions Club behind home plate or the \$11 seats on the top deck, has a neighborhood feel. On the concourse, fans will find their favorite foods, plentiful restrooms, and lots of places to hang out, including areas under warming lamps for those early spring games.

Favorite spots? The Budweiser Roof Deck, an open-air overlook above the left-field foul pole that sports a fire pit, a Mississippi River view, and a watch-you, watch-me vibe; Townball Tavern boasts an outdoor

>> continued on page 56



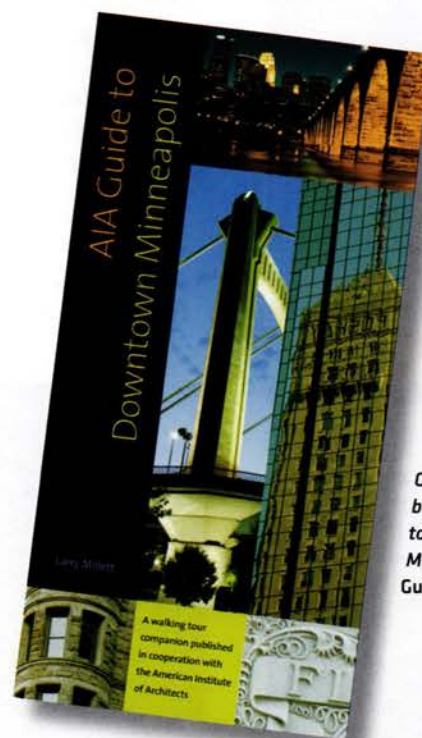
B E Y O N D

THE BLEACHERS



A Guide to Ballpark Area Architecture

AIA Guide to Downtown Minneapolis
excerpts by Larry Millett



ON SALE NOW: Visit your local bookstore or an online bookseller today for architecture critic Larry Millett's indispensable new AIA Guide to Downtown Minneapolis.



Architecture critic Larry Millett's new *AIA Guide to Downtown Minneapolis*, adapted from his larger *AIA Guide to the Twin Cities*, is the perfect take-along for a Target Field outing—or a downtown lunch-hour walk. Fifteen of the 50-plus entries in the “Hennepin Avenue and the Warehouse District” chapter—the guidebook boasts some 240 entries in all—appear in the following pages, providing background and perspective on some of the notable buildings you’ll see on your way to and from the game. Our recommendation? Grab a copy of the book at your neighborhood bookstore, make your way to the ballpark early, and spend an hour or so getting to know this richly historic urban neighborhood.

From the introduction to the “Hennepin Avenue and the Warehouse District” chapter:

To the north of Hennepin lies the Historic Minneapolis Warehouse District, a gathering of mighty brick buildings that has evolved into one of the city’s most desirable places to live, work, and play. Most of the 30-square-block neighborhood now lies within national and local preservation districts, and its trendy transformation would surely astonish the sober businessmen who began building their warehouses and factories here in the 1880s.

Rail lines—the first arrived in 1867—drove development of the Warehouse District, which by the 1890s was a bustling mix of sawmills (along the river), saloons (mainly along Washington Avenue), and wholesale and manufacturing firms, including numerous farm implement dealers. The district’s sturdy brick buildings—mostly constructed between 1885 and 1920—were designed by some of the city’s leading architects. At least one, Harry Jones’ Butler Brothers Warehouse (now Butler Square) of 1906, is among the city’s architectural masterpieces.

The trade didn’t last forever, and as early as the 1930s the fortunes of the Warehouse District began to decline. But because its buildings weren’t generally in the path of development, they largely escaped the convulsions of urban renewal in the 1950s and 1960s. Instead, they waited like dormant plants for new life. It came in the form of tax credits for historic renovations in the 1970s, along with a deepening public interest in preservation. Artists and entrepreneurs formed the vanguard of this urban renaissance, which despite the bleak economic realities of the moment still qualifies as one of the city’s great success stories.



RICK BRONSON



RICK BRONSON

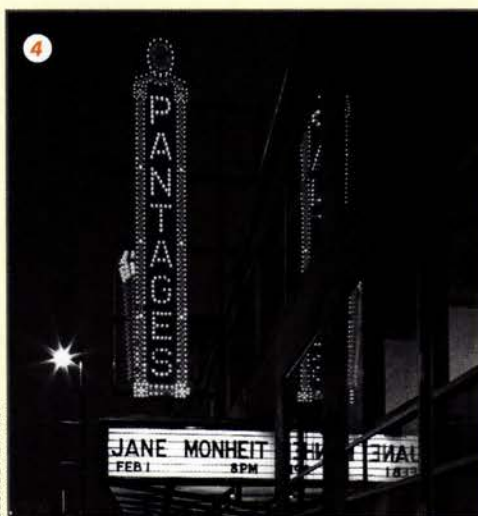
1. LUMBER EXCHANGE Long and Kees, 1886, 1891 / addition (top two stories), Harry Jones, ca. 1909 / remodeled, Wheeler Hildebrandt, 1980 Downtown's oldest "skyscraper," and the city's tallest when it opened in 1886. Like Long and Kees's contemporaneous Minneapolis City Hall, this building—with its arched entrances and walls of rough-cut granite and sandstone—is in the Richardsonian Romanesque style. Its undulating bay windows and lack of ornament except around the entrances also show the influence of Chicago skyscrapers of the period. The building was enlarged in 1891 along its Hennepin Avenue side. Later, two stories (faced in brick) were added to the top. It was once home to many lumber dealers, but that trade largely vanished with Minnesota's pineries by 1910. A renovation in the 1980s brought back some of the original interiors, including a marble-clad lobby and decorative metalwork.

2. MINNESOTA SHUBERT PERFORMING ARTS AND EDUCATION CENTER (SAM S. SHUBERT THEATER) William Albert Swasey (New York), 1910 / renovation, Miller Dunwiddie Architects, 2009 A monument to either the wisdom or the folly of historic preservation, depending on your point of view. This playhouse turned movie theater, which had been vacant for nearly 20 years, was moved here in February 1999 at a cost of \$4.7 million even as critics questioned whether it was a wise expenditure of public dollars. The 1,100-seat

theater, downtown's oldest, features a facade of creamy terra-cotta with classically derived ornament. . . . Artspace, a nonprofit developer, bought the building (minus its floor and stage house, which couldn't be moved). The city then paid to move the structure so that it could be renovated into an arts center. . . . Three dance companies will be based in the theater, which will have just over 500 seats in its new configuration and will be linked by an atrium to the Hennepin Center for the Arts.



RICK BRONSON



GEORGE HEINRICH

3. HENNEPIN CENTER FOR THE ARTS (MASONIC TEMPLE) Long and Kees, 1888–90 / renovated, Svedberg-Vermeland Architects, 1979 A fine old Victorian, its craggy walls of Ohio sandstone animated by intricate carvings, quasi-Egyptian columns, projecting bays and balconies, and whatever else the architects could think of to stir up some Masonic excitement. Two Moorish onion domes once capped the composition, but they succumbed to age and rot and were removed. As designed, the temple included retail and

office space plus four large Masonic halls stacked one atop the other at the northeast corner. The largest of the halls occupied most of the top floor. The building has been an arts center since 1979.

4. PANTAGES (MANN, RKO PAN) THEATRE AND STIMSON BUILDING Kees and Colburn and B. Marcus Priteca (Seattle), 1916 / renovated, 1926, 1946, 1961 / restored, HGA, 2002 This old vaudeville theater stood vacant for 18 years before the City of Minneapolis stepped in to buy and restore it. Reopened in 2002, it now serves as a venue for touring shows, concerts, and other live performances. When it opened in 1916, it was part of a circuit operated by Alexander Pantages. The theater went through three names and an equal number of remodelings before beginning its long hibernation in 1984. The 1,000-seat auditorium has lavish plasterwork, a skylight, and a two-level balcony, all designed by B. Marcus Priteca of Seattle in a style sometimes called "Pantages Greek." Today the Pantages is one of three restored theaters that create a distinctive entertainment zone along Hennepin between Seventh and Ninth Streets.



BILL JOLITZ

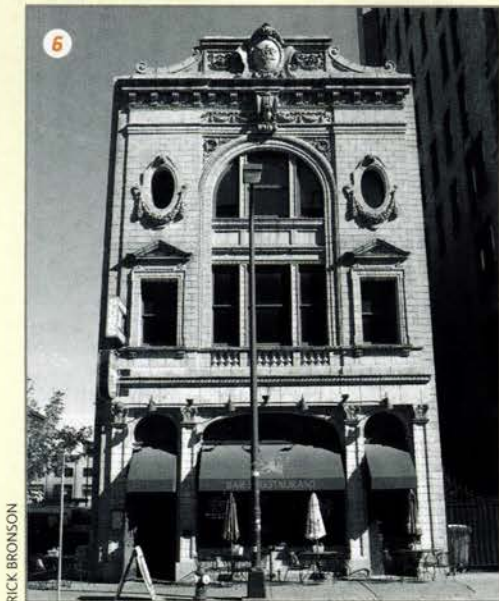
5. FIRST AVENUE AND 7TH STREET ENTRY (GREYHOUND BUS DEPOT) Lang and Raugland, 1936 / remodeled, ca. 1970 Known for its association with performers like Prince, this nightclub began life as a Greyhound bus depot designed in the Streamline Moderne variant of Art Deco, with sweeping curves and long bands of windows. After Greyhound left, the building reopened in 1970 as a club. Now painted black with a field of white stars, the old depot retains many original interior features and would be a good candidate for restoration if the music ever dies.

Target Field

IF YOU GO . . .

Spend an hour before or after your next trip to the ballpark exploring its notable architectural surroundings.

- 1 LUMBER EXCHANGE**
425 Hennepin Avenue
- 2 MINNESOTA SHUBERT PERFORMING ARTS AND EDUCATION CENTER (SAM S. SHUBERT THEATER)**
516 Hennepin Avenue
- 3 HENNEPIN CENTER FOR THE ARTS (MASONIC TEMPLE)**
528 Hennepin Avenue
- 4 PANTAGES (MANN, RKO PAN) THEATRE AND STIMSON BUILDING**
700-710 Hennepin Avenue
- 5 FIRST AVENUE AND 7TH STREET ENTRY (GREYHOUND BUS DEPOT)**
701 First Avenue North
(29 Seventh Street North)
- 6 GLUEK BUILDING**
16 Sixth Street North
- 7 BUTLER SQUARE (BUTLER BROTHERS WAREHOUSE)**
100 Sixth Street North
- 8 WYMAN (WYMAN PARTRIDGE AND CO.) BUILDING**
400 First Avenue North
- 9 300 FIRST AVENUE NORTH (LANGFORD-NEWELL BLOCK)**
300 First Avenue North
- 10 FORD CENTRE (FORD ASSEMBLY PLANT)**
420 Fifth Street North
- 11 BOOKMEN STACKS**
345 Sixth Avenue North
- 12 TRAFFIC ZONE CENTER FOR VISUAL ART (MOLINE, MILBURN AND STODDARD CO.)**
250 Third Avenue North
- 13 TOWER LOFTS (NORTHERN BAG CO.)**
700 Washington Avenue North
- 14 HGA OFFICES (LOOSE-WILES BISCUIT CO.)**
701 Washington Avenue North
- 15 AMES AND FISCHER BUILDING (DEERE AND WEBBER CO.)**
800 Washington Avenue North



RICK BRONSON

6. GLUEK BUILDING Boehme and Cordella, 1903 / interior rebuilt after fire, 1989 / Art: mural, Herman Krumpholz A terra-cotta facade with baroque aspirations makes this one of downtown's liveliest little buildings. There's also a *trompe l'oeil* mural on one side that depicts a Venetian scene. The building was constructed for the Gluek Brewing Co., which was founded in 1855 and operated a brewery in northeast Minneapolis until 1965.

7. BUTLER SQUARE (BUTLER BROTHERS WAREHOUSE) Harry Jones, 1906 / renovated, Miller Hanson and Westerbeck with Arvid Elness, 1976–81 / Art: Circus Flyers (figures suspended in atrium), George Sefal, 1981 One of the city's architectural masterpieces, a sternly poetic mass of wine-colored brick that conveys the commercial might of Minneapolis at the dawn of the 20th century. It's also significant as the first, and still the finest, warehouse renovation in the historic district here. The job wasn't done perfectly . . . but it paved the way for many more renovations to come. The building was constructed for Butler Brothers, a wholesaling firm founded in Boston in 1877. . . . Architect Harry Jones was one of those suave, versatile designers . . . who could work successfully at any scale, and here he produced one of his outstanding works. The building combines great power with subtle details: a corbeled (stepped-out) cornice, narrow windows grouped vertically so as to resemble oversized Gothic lancets, twin belt courses that define the base, and deeply inset ground-floor openings that reveal the heft of its masonry walls. . . . The architects of the renovation that began in 1976 carved an atrium out of the interior and surrounded it with glass-walled offices inserted into the timber framework, all with beautiful results.



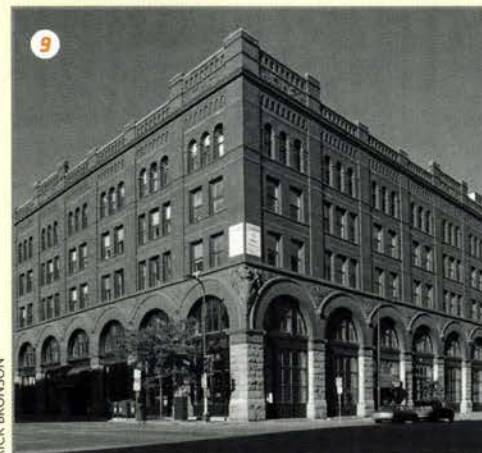
BILL JOLITZ



RICK BRONSON

8. WYMAN (WYMAN PARTRIDGE AND CO.) BUILDING Long and Kees, 1896 / addition, Kees and Colburn, 1910 Renaissance Revival elements applied to a standard brick warehouse. Bands of terra-cotta ornament and a Doric frieze enliven the ground floor, while five large arches and a massive cornice balance off the composition at the top. This building served as the headquarters of Wyman Partridge and Co. Founded in 1874, the company by the early 1900s operated from four buildings in the Warehouse District.

9. 300 FIRST AVENUE NORTH (LANGFORD-NEWELL BLOCK) William H. Dennis, 1887 / renovated, KKE Architects, 1985 An impressive building, notable for stone and brick arches that seem to lift it above the street as though it were mounted on stilts. The building's terra-cotta ornament includes lion heads and a bulging corner cartouche that displays a train and a clipper ship. Built for businessman Robert Langdon (memorialized by a decorative "L" in the terra-cotta work), the building was once occupied by the wholesale grocery firm of George L. Newell and Co., which later became SuperValu.



RICK BRONSON



ERIC THORSON

10. FORD CENTRE (FORD ASSEMBLY PLANT) Kees and Colburn with John Graham (Seattle), 1914 The Ford Motor Co. produced 400 Model T automobiles a day here before moving its operations to the assembly plant that still operates in St. Paul (but is scheduled to close in 2011). Honeywell Corp. later occupied this building, which is now used for offices.

11. BOOKMEN STACKS James Dayton Design and LSA Design, 2005 Many of the newer buildings in the Warehouse District go in for nostalgia of one kind or another. This glass- and zinc-clad building, by contrast, makes no attempt to hide its aggressive, forthright modernism. While the building wouldn't turn many heads in California (where its architect, James Dayton, once worked for the modern master Frank Gehry), it certainly stands out here and plays off nicely against the masonry structures around it.

The district's sturdy brick buildings—mostly constructed between 1885 and 1920—were designed by some of the city's leading architects.



BILL JOITZ

12. TRAFFIC ZONE CENTER FOR VISUAL ART (MOLINE, MILBURN AND STODDARD CO.) Joseph Haley, 1886 / addition, 1925 / renovated, 1995

A rugged stone industrial building converted in 1995 to artist studios and offices. It's a strict and economical design for its time, with nary a hint of the ornament so beloved by Victorian architects. The building, which received a seamless three-story addition in 1925, achieves its effects through the massing of its limestone walls, the rhythmic pattern of its windows, and the use of belt courses between the floors. It was built as a factory and showroom for the Moline, Milburn and Stoddard Co., a farm equipment manufacturer.



RICK BRONSON

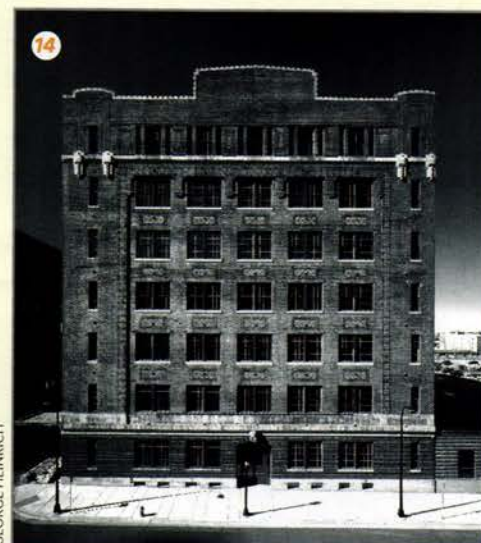


RICK BRONSON

13. TOWER LOFTS (NORTHERN BAG CO.) Hewitt and Brown, 1920 / renovated, ESG Architects, 2005 The tower that gives this building its name is a landmark along this part of Washington Ave. Like so many other large industrial structures from the early 1920s, the building has a Gothic air to it, but there are also hints in the tower's subtle setbacks of the Art Deco style to come. The building became an artists' cooperative in the 1980s but was later converted to condominiums.

14. HGA OFFICES (LOOSE-WILES BISCUIT CO.) Hewitt and Brown, 1910 / renovated, HGA and Miller Dunwiddie Architects, 2002 Now home to one of the state's largest architectural firms, this old biscuit factory is an impressive specimen of industrial design. Its style is elusive: The ground floor hints at Renaissance Revival, but the terra-cotta panels pinned to the upper corners like big brooches seem to be in the spirit—if not the exact style—of Chicago architect Louis Sullivan.

15. AMES AND FISCHER BUILDING (DEERE AND WEBBER CO.) Kees and Colburn, 1902, 1910 / renovated, 2000, 2005 One of the finest buildings in the Warehouse District. The six-story portion went up first, in 1902. The taller section to the north was added in 1910. The building's sloping lower walls, arched entrance, deeply inset windows, curving parapet (on the six-story section), and clean lines are all reminiscent of Chicago warehouses designed by Louis Sullivan. There's even some Sullivanesque ornament around the restored entry. Used today for offices, the building originally served the Deere and Webber Co., a branch of the Illinois-based John Deere Co. *AMN*



GEORGE HEINRICH



PETE SIEGER, AIA

An aerial photograph of a city skyline, likely Minneapolis, featuring a basketball court on a rooftop. The court is marked with red lines on a dark surface. In the foreground, a modern building with a white, angular roof and a facade of brown and tan checkered tiles is visible. The background is filled with various skyscrapers, including a prominent blue glass building and a tall, white, grid-patterned tower. The sky is clear and blue.

Urban Prairie

TARGET CENTER



By Adam Regn Arvidson

The Target Center's living roof is living proof that sports arenas can go green in a big way

The next time you fly back to the Twin Cities, if you are lucky enough to be on the approach route that takes you over downtown Minneapolis, you might see something unusual. There's a giant green leaf on top of the Target Center.

What used to be a conventional gravel roof last September became, at 113,000 square feet, one of the largest vegetated roofs in the world—and the first on a sports arena. The veins of that huge leaf are actually ceramic-tile pathways, the keystone of the roof. Aside from giving the design a note of elegance, they act as firebreaks and also help keep the whole roof from blowing away in the wind.

Meeting fire-insurance and wind-impact requirements were just a few of the challenges faced by the design team of Leo A Daly, Kestrel Design Group, and Inspec. In fact, at first, they had to determine whether there would be a green roof at all. The City of Minneapolis, which owns the building, asked Leo A Daly, which has an ongoing contract with the city for these types of renovations, to consider designing a replacement for the 20-year-old roof. A city ordinance says that, whenever a municipal roof is replaced, a vegetated roof must be one of the options considered.

So Leo A Daly brought in roof specialist Inspec and Kestrel, landscape architect of the Minneapolis Central Library and City Hall green roofs. The team presented seven options, and the city chose a green roof with two different

TARGET CENTER ROOF REPLACEMENT

Location:
Minneapolis, Minnesota

Client:
City of Minneapolis

Architect:
Leo A Daly
www.leoadaly.com

Landscape architect:
Kestrel Design Group
www.kestrel-designgroup.com

Roof consultant:
Inspec
www.inspec.com

Roof contractor:
Stock Roofing

Size:
138,000 square feet
(113,000 vegetated)

Cost:
\$5.3 million

Completion date:
September 2009

Photographer:
Bergerson Photography

>> continued on page 55

Itasca Lofts

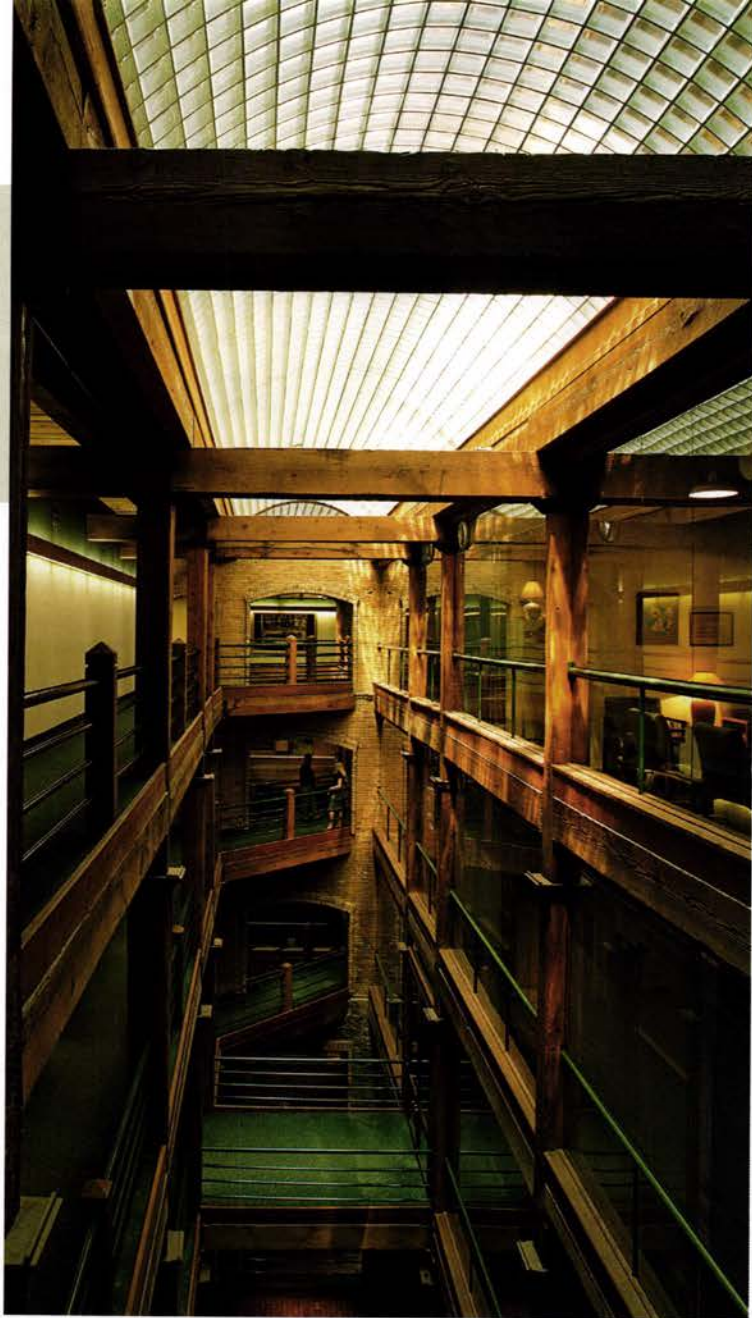
TIME
TESTED

Minneapolis' historic Warehouse District is a hot spot for shopping, dining, nightlife, and art. But it wasn't always that way. The neighborhood's renaissance started with architect John Cuningham's daring redevelopment of the Itasca building 30 years ago.

By David Dimond, AIA



“If timing is everything in real estate, then we were all wrong,” says Cuningham. “Our first condo sale was made with a 16 percent mortgage rate!” The architect recalls spending a long time as a trailblazer. “I had no idea what we were in for—I just wanted to do architecture that improved Minneapolis urban life.”



1886

The yellow-brick Itasca A and B warehouses are completed. The red-brick C and D warehouses are added 20 years later.

1980

John Cuningham, FAIA, purchased the complex and renovated it as an urban neighborhood with offices, retail, and condominiums.

2009

AIA Minnesota honored the Itasca with its prestigious 25-Year Award.



Left: The 200-foot-long, eight-story atrium brings sunlight deep into the building. Above: In 1979, a year before renovation, coal soot covered the façades.

THE ITASCA BUILDING on First Street North dates back to 1886 and is partly attributed to Long and Kees, architects of Minneapolis City Hall. Visually impressive at eight levels and 305,000 square feet, these six contiguous warehouses were aligned for efficient railroad service and, in the industrial spirit of the 19th century, built over Bassett Creek as it empties into the Mississippi River.

In 1980, architect John Cuningham, FAIA, founder of Cuningham Group Architecture, purchased and reimagined the Itasca building complex as an urban live/work neighborhood that harbors 180,000 square feet of offices and shops with 71 condominiums on the upper levels. His team crafted a 200-foot-long, eight-story atrium to pour daylight through the exposed timber structure down to the creek. Natural

light transforms the former warehouse interior into a socially engaging neighborhood of sidewalks and porches where residents and office workers interact daily.

Challenging Cuningham's dream was the reality of 1980. Loft condominium living was a new idea in the Midwest. The Itasca was still a fringe industrial building considered more like the nearest suburb than downtown; hobos walked the railroad tracks and foxes darted through the woods. The nation's economy was mired in recession. "If timing is everything in real estate, then we were all wrong," says Cuningham. "Our first condo sale was made with a 16 percent mortgage rate!" The architect recalls spending a long time as a trailblazer. "I had no idea what we were in for—I just wanted to do architecture that improved Minneapolis urban life."

Fortunately for Minneapolis, Cuningham and his partners persevered. Their ambitious vision was a catalyst to change in the Warehouse District. Today a livable/walkable mixed-use urbanism weaves the Mississippi riverfront up to Target Field and on to Nicollet Mall. The Itasca stands as enthusiastic testimony for the timeless value of adaptive reuse.

In 2009, the American Institute of Architects Minnesota honored the Itasca with its prestigious 25-Year Award for design that has aged exceedingly well. **AMN**

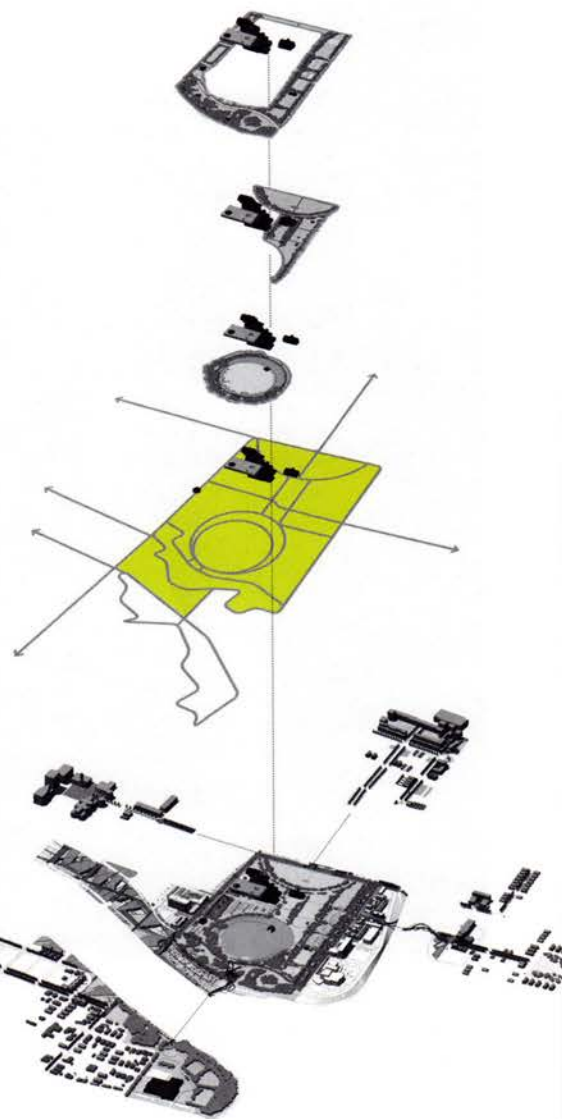
BIG PLANS FOR A LITTLE ROCK PARK

*A Minneapolis architecture firm designs an innovative, award-winning plan to revitalize an historic 33-acre park in **Little Rock, Arkansas**, and reconnect it to its bordering neighborhoods and beyond*

By Linda Mack

The freeway construction of the 1960s decimated scores of American cities, among them Little Rock, Arkansas. One of the casualties was the urban fabric around that city's oldest park, MacArthur Park. The elbow of two freeways skirts the 33-acre park south of the city's downtown and severs it from its core neighborhoods. "In 1954, 75 homes fronted on the park," says Conway+Schulte Architects' Bill Conway, FAIA. "Now there are 16."

In 2008, the MacArthur Park Group, a public-private advocacy committee, engaged Conway+Schulte after hearing Conway lecture at the Arkansas Art Center in Little Rock on the value



of parks. With an interdisciplinary team that included Minneapolis landscape architect Tom Oslund, the University of Arkansas Community Design Center, the Urban Studies Program at the University of Arkansas at Little Rock, and engineers and financial planners, Conway+Schulte developed a master plan designed to renew not only the park but also the city.

"We asked, 'What happens in the park, what happens along the park, and how can the park extend out to the city?'" says Conway. The answers, presented in an inch-thick booklet



adopted by the Park and Recreation Department and sent on to the Little Rock City Council, would make H.W.S. Cleveland, planner of the Minneapolis park system, proud. The ambitious plan recommends that the park become the centerpiece of a green network linking the park to downtown and public schools to the south.

It's a new paradigm for the park, says Conway: Rather than an Olmstedian retreat from the city, the Conway+Schulte plan calls for making the park a "switchpoint" in the city's infrastructure—an access point for buses, rubber-wheeled trolleys, and bikes. "Because of the history

IT'S A NEW PARADIGM FOR THE PARK, SAYS BILL CONWAY, FAIA: RATHER THAN AN OLMSTEDIAN RETREAT FROM THE CITY, THE CONWAY+SCHULTE PLAN CALLS FOR MAKING THE PARK A "SWITCHPOINT" IN THE CITY'S INFRASTRUCTURE—AN ACCESS POINT FOR BUSES, RUBBER-WHEELED TROLLEYS, AND BIKES.



Conway+Schulte's master plan for MacArthur Park calls for renewing existing park spaces with art, plantings, and trees (above) but also extending the park into the city with green tentacles. The snake-like freeway corridor could be decked with green space (opposite, top). Bridges could link the park to neighborhoods ripe for infill housing (such as the square to the east of the park on the map), and bike paths could connect to open spaces around schools.



THE PARK BECOMES THE CENTERPIECE OF A GREEN NETWORK LINKING THE PARK TO DOWNTOWN AND PUBLIC SCHOOLS TO THE SOUTH.

↓ Bike trails and bus lines lead to more parks including Audubon Park, Fourche Creek Wetlands Park, and Interstate Park.

"WE ASKED, 'WHAT HAPPENS IN THE PARK, WHAT HAPPENS ALONG THE PARK, AND HOW CAN THE PARK EXTEND OUT TO THE CITY?'" SAYS ARCHITECT BILL CONWAY.



of the placement of the freeway and out-migration to the suburbs," adds partner Marcy Schulte, AIA, "the plan had to be strong enough to be a game changer."

Though neglected, the park houses some major city attractions. The Arkansas Art Center draws families from throughout the area to its galleries and educational programs. The MacArthur Museum of Arkansas Military History is located in the house where General Douglas MacArthur was born. A parade ground is nearby. Parking is consolidated in one big lot near the art center. A banana-shaped pond in the park's southern quadrant is a popular fishing spot.

The master plan recommends enlarging the pond and creating a sloping lawn around it for events; cutting a new road across the park to break up inaccessible areas; dividing parking into smaller lots; integrating sustainable-design practices; and treating the park edges as inviting thresholds. "As with any room, entry is important," says Conway. The plan's \$16.5 million budget would also renew infrastructure and trees and lawns.

For each edge of the park, the plan suggests a specific approach to beefing up the fraying urban fabric and "thickening residential areas," says Schulte. On the east side, new housing along a street narrowed by a boulevard would

give definition to the now-weak edge. Artful bridges over the freeways would link the park to neighborhoods that have room for new infill housing, such as Hanger Hill, which is not far from the city's growing "philanthropic corridor" (Heifer International's headquarters and the William J. Clinton Presidential Library will soon be joined by Lions World Service for the Blind). The southern part of the city is lobbying to deck over the freeway entirely.

At the city scale, the idea is to stretch out green fingers north from the park to the downtown core and south to parks around schools. Locating trolley and bus stops and bike paths in the park helps increase activity and makes the park what Conway calls the "center of a mobility strategy." Adds Schulte: "The park becomes an attractor but also a catalyst for other connections throughout the city."

The MacArthur Park District Master Plan won a 2010 AIA National Honor Award for Regional and Urban Design and has garnered six other national and regional awards. Conway and Schulte attribute this recognition to the broad resonance presented by the situation of a park severed from the neighborhoods it should serve. The AIA jury agreed. "This set of solutions is not only an excellent specific case," wrote one juror. "It is also a transferable approach to urban construction." **AMN**

The enlarged pond (above) could accommodate crowds for events. Frayed urban fabric along the park's edges could be repaired with institutional buildings and new housing along a boulevard (below).





+ LRT station



- Sidewalks in disrepair



- Need for crosswalks



- Unsafe intersections



- Maintenance needed

Takin' It to the Street

With the help of CityDeskStudio, residents of Minneapolis' Seward neighborhood envision a livelier and more pedestrian-friendly East Franklin Avenue By Heather Beal

In recent years, two major events created the need for a plan to guide the revitalization of Minneapolis' East Franklin Avenue. In 2004, the opening of the Franklin Avenue light-rail station spurred private developers' interest in this commercial corridor. When Riverside Market closed a year later, local business owners and residents mobilized to make sure their voices were heard.

"As we reviewed options for Riverside Market, it became clear that many of the topics we were discussing were relevant for Franklin Avenue

as a whole," says Katya Pilling, associate director of Seward Redesign, the neighborhood's nonprofit redevelopment corporation. "We realized that completing a master plan could provide a basis for evaluating future development proposals, façade and infrastructure improvements, and other revitalization projects."

Three organizations collaborated to form the Franklin Avenue Planning Group and secure the necessary funding from the City of Minneapolis' Great Streets program and other sources. Seward Redesign provided

the development expertise, Seward Neighborhood Group (SNG) kept residents informed and engaged, and the Seward Civic and Commerce Association represented the perspectives of local businesses and property owners. The Planning Group initially intended to use the Main Street program (www.preservation.org/main-street/) to complete the master plan, but that changed when CityDeskStudio was added as a consultant.

"We proposed using a more organic process," says CityDeskStudio principal Christian Dean, AIA. "Seward is among the most diverse, environmentally conscious, and artsy neighborhoods in Minneapolis. The people who live and work there understand best the experience of being on Franklin Avenue. We wanted to make sure their values and vision were documented and could be tested in a tangible way."



CityDeskStudio created table-size maps of East Franklin Avenue (above) with the street elements that residents identified as assets and liabilities marked in green and red, respectively. Residents then reviewed and analyzed the maps at a communitywide work session (left).

- Asset
- Liability

ALL PHOTOS COURTESY OF CITYDESKSTUDIO UNLESS NOTED OTHERWISE

Strategies and Stakeholders

In April 2008, the Planning Group invited community members to walk along Franklin Avenue and photograph its assets and liabilities. Approximately 100 people attended two site walks, taking more than 450 photographs. The appealing features they identified included the LRT station, the Mississippi River, favorite businesses and buildings, building-façade details such as window boxes, and streetscape features such as plantings and outdoor seating. Liabilities ranged from unsafe intersections, large parking lots, and windowless façades to crumbling sidewalks, litter, and graffiti.

After the walks, the photos were posted to Flickr (www.flickr.com/photos/franklinavenue/) so people who couldn't attend the site walks could still provide input. CityDeskStudio used Flickr's word-search function to group photos and create

table-size maps with liabilities marked in red, assets in green. At a communitywide work session held a short while later, participants gathered around the maps to discuss recurring issues, then presented their analyses.

"There were no vanilla statements," recalls Pilling. "For example, people said: 'This is a walking, biking, mass-transit neighborhood.'" At the end of the meeting, participants were invited to join one of four task-force subgroups—visual identity/landscaping; movement; community involvement/crime and safety; or local

business vitality/gateways—that would focus on revitalization strategies.

"We met with each subgroup five times for a total of 20 meetings," says Dean. "This was an incredibly iterative process. Generally, our role was to prompt, gather, distill, and re-present. We used concept diagrams, photo-based vignettes, and strategy location maps to translate the values people expressed into a vision of how Franklin Avenue could look in the future." Weekly newsletters were posted on Seward Redesign's website so that

The test projects addressed four themes that surfaced during the subgroup meetings: crossing, wayfinding, greening, and biking. "We wanted to show how small changes can have a big impact," explains Christian Dean, AIA.

>> Clearly defined crosswalks

>> Additional bike lanes



concepts could be shared between subgroups and with the community as a whole.

"Halfway through the process, we set drafts of the report out at cafés and other gathering places," says Pilling. "We also sent a draft to each commercial property owner. We were essentially saying: 'You're a stakeholder. We want you to participate.'" The drafts had pages where people could add comments and drawings.

Small Changes, Big Impact

In September 2008, Planning Group members and community volunteers armed with colorful graphic adhesives, spray chalk, stencils, shovels, plants, and mulch put words into action by temporarily transforming the intersection

of East Franklin Avenue and 27th Avenue South. "We wanted to show how small changes can have a big impact," Dean explains. The test projects addressed four themes that surfaced during the subgroup meetings: crossing, wayfinding, greening, and biking.

For example, safely crossing Franklin Avenue was cited as a major challenge, so volunteers used spray chalk to create colorful, clearly defined crosswalks. Landscape designers ROLU (Rosenlof/Lucas) helped volunteers plant a landscape screen around the Zipp's Liquor parking lot. Some participants stenciled a temporary bike lane along one block of Franklin, while others hung a welcome banner or created street and sidewalk graphics to attract passersby to open houses

at local businesses. An employee of Dero Bike Racks set up a prototype for a bike fix-it station.

After observing and recording information about the street interventions, CityDeskStudio completed a final report that was submitted to Minneapolis' Community Planning and Economic Development (CPED) department. Development guidelines for Seward are also part of the final document. All three partnering organizations officially adopted the Franklin Avenue Envisioning Plan and submitted it to the City.

>> continued on page 56



Residents applied colorful graphic adhesives to a crosswalk to draw more attention to it (far left). Bike amenities (middle left) and improved landscaping (near left) were small ways to make a significant positive impact on the streetscape.



Residents' small-scale street interventions (above and below) addressed issues that emerged from the task-force subgroup meetings, including crossing, wayfinding, and greening.

■ Crossing ■ Wayfinding ■ Greening



LOCAL COLOR In 2008, while Seward residents, CityDeskStudio, and other project partners were busy walking, photographing, and beautifying East Franklin Avenue, the always-bustling Seward Co-op was adding its own splash of green to the street—in more ways than one. The grocery, a longtime Franklin Avenue presence, was moving a few blocks east to new digs at Riverside Avenue, and true to its green mission it sought a LEED-Gold facility. Close Associates helped the co-op adapt and expand the old Riverside Market—originally an Oldsmobile showroom with large windows—on the southwest corner of the intersection. The new portion of the building sports a lively checkerboard green façade. “I am more glad every day that we convinced everyone to reuse the existing fabric of the old dealership,” says Close Associates’ Gar Hargens, AIA. “The co-op got features like the showroom windows and the period steel trusses and terrazzo floor—and cost savings in the hundreds of thousands.” —Christopher Hudson



JERRY MATHIASON

Designing a Bright Future Together



VAA, LLC was proud to provide structural engineering services to Radius Track for the curved, light-gauge, soffit framing of the canopy at Target Field in Minneapolis, MN.

VAA, LLC
Van Sickle, Allen & Associates
www.VAAeng.com | 1-800-205-9691

radius track
www.radiustrack.com | 1-888-872-3487

Conversion Kit

<< continued from page 17

Apparently, the millions of people working in new suburban office buildings on the edge of a freeway. How do you find and advertise to those niche tenants who share your enthusiasm for history?

I really believe those tenants find us. We are seeing a shift in the market as the price of gas continues to go up, as more public-transit options are available, as more downtown housing options are developed, and as living and working in the urban core is being hyped as the better, greener thing to do.

Building within the city of Minneapolis is notoriously cumbersome, thanks to regulatory hurdles and a sometimes-fickle public-hearing process. Given that perception, why do you choose to do so much of your work in Minneapolis?

When we bought the Ford Centre and moved our offices to downtown Minneapolis, a number of people, and many of our employees, thought we were nuts. I suppose in some ways we as a company got sucked in by the energy and vitality of the central city and by its opportunities for investment. We had also been traveling around the country looking at what was happening in other central cities, and we were struck by the underdeveloped areas in Minneapolis near the central core. I remember Tom Lund from Opus calling me one day as he was returning from Portland, Oregon, and he asked if we had been to the Pearl District there. It brought home what we had in mind when we started buying older industrial properties around the Ford Centre.

Many developers would rather tear a building down and start over than renovate an older structure. You have renovated many commercial properties that are long in the tooth. Are you simply insane, or do you see some benefit in renovation from a bottom-line perspective?

I think my partner would argue that renovation is much less profitable, while I would argue that it is much more rewarding. We also can't forget that we all function within a political system with its own set of constraints and expectations, and preservation is a more desirable role for us to play than that of a real estate company that only tears down old buildings and builds new.

That sounds like preservationist altruism. You still make a living at this, right?

It has been difficult in this recession, but in a good market, yes.

>> continued on page 51



Building Our Future,

Ralph Rapson Traveling Study Fellowship.

**Congratulations to
Laura Cayere-King,
the recipient of the 2010
Ralph Rapson Traveling
Study Fellowship.**



An image from Laura's winning submission.

Out of 44 submissions, four finalists were selected: Andrew Campbell, Assoc. AIA; Steven Dwyer, AIA; James Howarth, AIA & Laura Cayere-King, Assoc. AIA.

Laura plans to use the \$10,000 prize for travel and study in the US and Germany focusing on sustainable design strategies.

Making A Difference.

To make a donation go to: www.aia-mn.org/foundation

Conversion Kit

<< continued from page 50

Winston Churchill once said, "We shape our buildings; thereafter, they shape us." How do you think your buildings will shape future generations?

For the most part, what we are doing will give future generations the opportunity to understand and enjoy the history of the city through its architecture—the special places created by organic growth of older neighborhoods, and the creative efforts that go into the adaptive reuse of functionally obsolete structures.

The riverfronts of both Minneapolis and St. Paul have enjoyed a resurgence of building over the past 15 years, with once-industrial landscapes now accommodating residential and cultural activities. Despite the success and allure of the riverfront, many proposed projects remain unrealized today, such as your own company's Pillsbury A Mill development. Is this the end of the "back to the city" trend?



I certainly don't think so. The recession has clearly hurt many, if not all, development projects and noticeably slowed or killed the larger, more complicated and more visible projects. Real estate development happens in cycles, and we all timed the peak of product supply with the collapse of the capital markets. In fact, recent sales of our units in the riverfront Phoenix project have picked up dramatically this year. We are also seeing a much greater interest in senior-housing options for our site on the river.

More empty-nesters and more seniors are deciding not only to move back to the city but to also "age well" in the city's core, within walking distance of all of the retail services and amenities—parks, the Guthrie, the university, and so on—that they need and that will keep them healthier longer.




Sounds like you think city living is good medicine for aging adults. Do you plan to follow your own advice?

We live in St. Paul in a residential neighborhood next to downtown. We walk to the Ordway, to the Science Museum, to the riverfront, and across the High Bridge. We also walk to all of the shops along Selby Avenue, including our local food co-op at Dale Street. When we do move, we will move to the central riverfront of Minneapolis and hope that we never have to move again. **AMN**

Concrete THIN VENEERS




Greater options for individual style!



County Materials' Concrete Thin Veneers offer beauty, strength and reliability. Our expansive color and texture palettes provide seemingly endless design possibilities for new construction and renovation applications.

- Available in more than 100 standard colors
- Custom color blending is available
- Wide range of sizes from traditional modular brick to grand 16" x 24" oversize units
- Easy to install
- Meet strict dimensional tolerances
- Eco-friendly with up to 54% recycled material

For more information on Concrete Thin Veneers contact a **County Materials** Sales Representative:



COUNTY
MATERIALS CORPORATION
Proud to be American based & American made

(800) 207-9962
www.countymaterials.com

Concrete Thin Veneers: Burnished, Glazed, Shotblast, County Stone, Tumbled, Smooth, Rough Estate and Splitface.
All items available in both thin and full veneer.

YOU OUGHTA BE IN PIXELS.



Wait until you see how impressive you look on Polycom video conferencing systems. They're intuitive, cost-effective, work with your infrastructure, and make you look like a star.

AVI Systems and Polycom solutions connect people, ideas and insights via integrated video, voice, data, and web, in any combination on a single call.

Whatever your needs, AVI designs and integrates them all with our design-build process. Call AVI today at **952.949.3700** for a demonstration.

AVI
SYSTEMS

focused on your success

www.avisystems.com

9675 W. 76th St., Ste 200 Eden Prairie, MN - Tel. **952.949.3700**

POLYCOM
TOGETHER, GREAT THINGS HAPPEN.



VIDEO CONFERENCING • BOARDROOMS • AUDITORIUMS • NETWORK OPERATION CENTERS • TRAINING ROOMS • DIGITAL SIGNAGE

Resources that matter



Your practice is at risk every day. Your reputation is always on the line. That's why you need a professional liability risk management program specifically designed for A/E's and customized to protect your practice.

That's where our agency comes in. We are dedicated advisors providing solution-oriented service that includes risk management guidance, insurance coverage placement, training, and more. You can benefit from our experience and local expertise with the unparalleled resources from XL Insurance. Together, we can help you make good decisions and improve your firm's risk management practices:

Expert claims handling by professional liability specialists who understand the importance of preserving your reputation as well as your assets.

Specialty underwriting to provide you with customized insurance solutions.

Industry leading education developed by XL Insurance and backed by 30 years of front-line claims experience to positively impact behavior.

And there's peace of mind knowing you have a trusted partner who anticipates your needs by keeping up with the A/E industry. We understand the intricacies of protecting your practice, assets and reputation. You can be confident in our knowledge.



H. ROBERT ANDERSON & ASSOCIATES, INC.

Theresa Anderson

Jeanne Danmeier

Ruthann Burford

Phone: 952-893-1933

XL INSURANCE
FUNDAMENTAL STRENGTH - CAPITAL AND PEOPLE

"XL Insurance" is a registered trademark of XL Capital Ltd. XL Insurance is the global brand used by member insurers of the XL Capital Ltd group of companies. Coverages underwritten by Greenwich Insurance Company, Indian Harbor Insurance Company, XL Specialty Insurance Company, and XL Insurance Company Limited - Canadian Branch are subject to underwriting requirements. Coverages not available in all jurisdictions.

Fishing for Answers

<< continued from page 19

earliest settlement history took place. Here, on the gravelly shore in 1820, the first Minnesota settlers landed in canoes, and Fort Snelling, which still looms above, was built on land acquired from native people. From this same spot following the Dakota War of 1864, hundreds of Indian families were loaded on steamboats and banished down river after a deadly winter internment in a concentration camp below the fort. Today, the primary travelers are in planes from the nearby airport that drowned out our conversation as they passed overhead.

Looking for fish, we trolled downstream through the wake of a diesel tug pushing barges in the buoy-lined shipping channel. Although views of the metropolitan area of three million people above us were largely obscured by the topography and vegetation of the banks and flats, we continually passed remnants of human activity: underwater concrete slabs, the ashes of campfires on the beaches, and floating bits of colorful plastic. Occasionally the city, old and new, presented itself vividly—as we floated under bridges, past a rusty skeleton of a derelict swing bridge or a long-abandoned power plant, or, most dramatically, as we navigated the big river bend where downtown St. Paul buildings extend upward from the limestone cliff.

As we bobbed along, Paul told me about our national park. MNRRA partners with other agencies to address water quality, land use, and the stewardship of natural and historic river features. The goal is to get people to, and on, the river to gain “a shared understanding of our place in American culture.” Much of that culture is in the form of buildings, and we are in a period of major riverfront building rivaling the original period of development from 1850 to 1900. Many environmental and cultural values and regulations are guiding this building surge, and MNRRA has a role in their implementation. The result is a river that is much cleaner and more desirable for people and wildlife alike. But do these laws sometimes stifle the culture they are devised to protect? Paul understands this question. He told me of his irritation with the Coast Guard for removing an active osprey nest from a navigation buoy we passed. It was obvious that it could have caused no harm. In fact, it was a perfect symbol of the

>> continued on page 54

Perfect for a Parish

JOE
Church of St. Peter
North St. Paul, MN

OWNER
Archdiocese
of Saint Paul
and Minneapolis

ARCHITECT
Miller Dunwiddie
Architecture
Minneapolis

CONTRACTOR
McGough Construction
St. Paul

TILE CONTRACTOR
Twin City
Tile & Marble
St. Paul

**TILE/STONE
SUPPLIER**
Twin City
Tile & Marble
St. Paul

Famous across continents and cultures, Noce Walnut Travertine combines subtle, understated beauty with exceptional durability. That's why this timeless stone product is always a sensible flooring choice: it's ideal for professional buildings, and perfect for an elegant new parish.

Photos by Paul Crosby



More than 12,000 square feet of custom-cut, honed and filled Noce Walnut Travertine graces the nave and chancel at the Church of St. Peter, a North St. Paul landmark for more than 130 years.



CERAMICA

MINNESOTA CERAMIC TILE INDUSTRY

www.Ceramicatile.net

Using creativity, professionalism and skill to design and install ceramic tile in commercial architecture and interior design applications.

Benefit from working with a mid-sized general contractor built on large company capabilities and small company values. Over 90% of our business comes from repeat clients and referrals.

- Restaurants
- Retail
- Office Finish
- Medical/Dental
- Banking/Financial
- Historic Renovations
- Small Projects/Service Work

952-929-7233

WWW.DIVERSIFIEDCONSTRUCTION.COM



Fishing for Answers

<< continued from page 53

very nature of this urban working river, but it was "against regulations."

As we passed Fort Snelling, we talked about MNRRA's opposition to a new HGA-designed visitor center there. MNRRA and other agencies opposed the project on grounds that it's too close to the riverbank and too visible. The client, the Minnesota Historical Society, was my client for the Mill City Museum, and I know its leaders to be sophisticated supporters of quality architecture. They obviously are stewards of preservation and Minnesota culture. We also talked about the recently completed De La Salle High School playing field on historic Nicollet Island. Again MNRRA, other agencies, and island residents vigorously opposed it. An inappropriate use for an historic site, they argued. I initially supported this argument. But when it became clear, after two years of political wrangling, that the project was going to be approved, my firm, MS&R, agreed to design the new field. We believed design could make the difference, that the appropriate architectural design could be both respectful of the sensitive historic context, and an enduring work of contemporary architecture. Paul and others responsible for the river's cultural and natural environment see betting on good design as risky in such settings. I argue it is a risk each generation needs to cautiously make. Informed, well-intentioned, and passionate people have very different views on what the river should become. The diversity and incongruities we observed from our boat tour are paralleled by the debates about the river's future.

What about that future? Paul talks enthusiastically about the possibility of the removal of the locks and dams someday and the restoration of a "free-flowing" river. A free-flowing river is a powerful and compelling vision. It is as bold and dynamic an idea as any of the past schemes that fortified, bridged, dammed, and otherwise used and abused the river. But then again the locks, dams, barges, and industry are an essential part of our heritage and often quite beautiful. Considering such contradictory viewpoints, reconciliation may appear impossible. But perhaps accumulated incongruities are the soul of the urban river, and the interplay of nature and culture is its power and energy. **AMN**

Building Enclosure Commissioning (BECx) Air, Thermal, Vapor, and Moisture Barrier Consultation



Specializing in Both New Construction & Retrofit Markets

- PRE-DESIGN CONSULTATION
- TECHNICAL PLAN & SPECIFICATION REVIEW
- SUBMITTAL AND SHOP DRAWING REVIEW
- MOCK-UP COORDINATION AND TESTING
- QUALITY ASSURANCE OBSERVATIONS OF CONSTRUCTION
- BUILDING PERFORMANCE TESTING AND DIAGNOSTICS
 - ENVELOPE PRESSURIZATION FOR AIR INFILTRATION/EXFILTRATION
 - INFRARED THERMOGRAPHY
 - WATER PENETRATION
- PROJECT CLOSEOUT
- TRAINING SEMINARS

pie
FORENSIC
CONSULTANTS

952.746.1299
1.866.552.5246 WWW.PIEFORENSIC.COM

Urban Prairie

<< continued from page 39

growing-medium depths that reflect the existing building's structural support, which had to remain as-is.

Tipping the financial scale toward the plants was the green roof's projected life span of 40 years—twice that of a conventional roof. That equates to long-term savings, even though initial costs were double. The green roof will also save the city nearly \$10,000 annually in stormwater fees (yes, even the city must pay its own stormwater fees).

With a green roof, the design is all about the cross-section. The Target Center's existing roof was stripped down to the metal roof deck, and more than 90 percent of the materials were salvaged. New, lightweight layers of roof insulation, enough to double the R-value of the existing insulation, were fastened to the deck and glued down, and an electronic leak-detection system was laid down on top of that. Next is a cover board and a waterproof membrane, both glued down. The rest of the section—a drainage layer, filter fabric, a water-retention layer that wicks moisture evenly across the entire roof, mineral-growing medium (less than two inches), a drip irrigation system, and a one-inch-thick pre-grown vegetated mat—isn't actually fastened to the roof. Instead, the vegetated mat was grown with erosion-control fabric embedded. The tiles in those leaf-vein pathways are all linked together and secured to the edging by a continuous clip that runs along both sides of the edging.

The plants are primarily proven sedum species (whose fleshy, water-storing leaves serve green roofs well), but the team also added plugs and seed of poor-soil prairie species native to Minnesota, including coreopsis, prairie smoke, pussytoes, and even wild strawberry. You probably won't see those from the air. You also won't see the environmental benefit: One million gallons of rainwater annually stays out of local lakes and rivers; it simply doesn't leave the roof. What you do see from above—that big leaf at the edge of downtown—well, that's a nice touch, too. **AMN**

NOTE WORTHY



Prairie Recital Hall - Cedar Rapids, Iowa

THEATRE PLANNERS
LIGHTING DESIGNERS
Schuler Shook



Chicago 312 944 8230

Minneapolis 612 339 5958

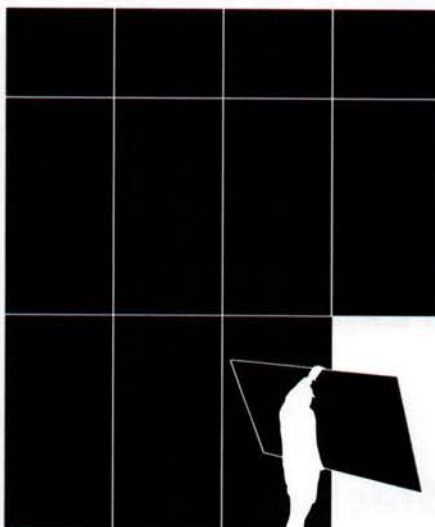
Dallas 214 747 8300

schulershook.com



Intectural
Innovative Architectural Surfaces

intectural.com



Distributing Richlite® architectural surfaces for horizontal and vertical applications.

Inside & Out

intectural.com

877-970-7877
sales@intectural.com

richlite

SPECIFICATIONS & GREEN BUILDING CONSULTANTS NETWORK



Architectural Specifications
Product Guide Specifications
Sustainability (Green) Consulting
Construction Contract Administration
Project Management

(612) 703-1365

sgbcn@specsandgreenconsultants.com



THINKING THE OUTSIDE STRUCTURE

RJM is the expert for unique, challenging projects, from historic renovations to new construction. Collaborating with our project partners is one of the ways we define a successful experience.



952-837-8600 | rjmconstruction.com

Takin' It to the Street

<< continued from page 48

"We sifted through the information we'd collected," says Dean, "drafted guidelines, and used these to create a development plan for a mixed-use, transit-oriented development on a four-acre site Seward Redesign acquired near the LRT station." Federal funds have been secured to complete infrastructure improvements around the site, including realigning East 22nd Street. This change to 22nd Street creates the potential for a second phase of work to vacate Minnehaha Avenue north of Franklin Avenue. Future plans call for construction of 200 housing units for varying income levels and a small commercial component.

While Dean concedes it was risky to employ an envisioning process instead of an existing template for urban planning, he believes the movement from "the experiential to the tangible" proved to be appropriate for "this creative, action-oriented, hands-on community." Pilling agrees: "By respecting and incorporating the knowledge and experience of people who live and work here, CityDeskStudio has built lasting trust in this community." **AMN**

Quality Start

<< continued from page 31

deck right on the light-rail line; and the 573 (Harmon Killebrew's career home-run total), a quieter bar, juts out over the Seventh Street sidewalk. The clubs for season-ticket holders offer soaring, light-filled atriums with city views and images of namesakes Rod Carew and Kirby Puckett burned into wood walls. The Metropolitan Club, which is open to all season-ticket holders, feels like a hotel lounge that happens to have a boffo view of both the downtown skyline and the action on the field.

That's the true source of Target Field's energy—the city itself. The difference between going to the Metrodome and being insulated from the city and the elements and going to the Twins ballpark and being immersed in them is incalculable. It's the difference between watching ocean waves on an old 19-inch TV and standing at the shore, smelling the salt air, and hearing the crash of the waves.

From any seat, you can watch the game and also feel the city's vibrancy. You can soak in the sun and, yes, the rain. You can feast your eyes on the intense green carpet of Kentucky bluegrass and imagine pressing your toes into it. You can hear the crack of the bat and the whoosh of the ball—and the rise and fall of the crowd's collective voice. **AMN**

EXTREME

POWDER COATING

(507) 583-7448

MAKE YOUR PRODUCT MORE ATTRACTIVE, LAST LONGER, AND STAND UP TO THE TOUGHEST USE.

- **19' X 34' Bake Oven Expands to 40'**
- **Sandblasting**
- **Custom Colors**
- **Coating Structural Steel since 2000**

www.extrempowdercoating.net
phoenix@lakes.com

THE ADKINS ASSOCIATION INC.

901 Jefferson Avenue
Saint Paul, MN 55102
Tel: (651) 224-1358
Fax: (651) 224-6621
Email: mostlie@adkinsassoc.com
Web: www.adkinsassoc.com
Established 1958
Contact: Michael W. Ostlie

Firm Principals

Burnell D. Olson, AIA
Michael W. Ostlie, AIA

Firm Personnel by Discipline

Architects	2
Technical	5
Administrative	1
Total in Firm	8

Work %

Manufacturing/Industrial	22
Churches/Worship	18
Wastewater Treatment Plants	3
Education/Academic Buildings	32
United States Postal Service	25

Representative Projects

Minneapolis Post Office Building (restoration and re-roof), Minneapolis, MN; Little Sisters of the Poor (tower restoration), Saint Paul, MN; Franciscan Sisters (building addition/remodel), Saint Paul, MN; Union Depot Concourse Building (restoration), Saint Paul, MN; University of Minnesota Andrew Boss Laboratory (masonry restoration/re-roof), Saint Paul, MN; District Service Center (roof replacement), Saint Paul, MN

ARCHITECTURAL ALLIANCE

400 Clifton Avenue South
Minneapolis, MN 55403
Tel: (612) 871-5703
Fax: (612) 871-7212
Email: epeterson@archalliance.com
www.archalliance.com
Established 1970
Other MN Offices: Minneapolis/St. Paul International Airport
Other Office: San Diego, CA

Firm Principals

Carey Brendalen, AIA, LEED AP
Tom DeAngelo, FAIA, LEED AP
Mamie Harvey, AIA, LEED AP
Dennis LaFrance, AIA, LEED AP
Eric Peterson, AIA, LEED AP
Peter Vesterholt, AIA, LEED AP

continued next column

Firm Personnel by Discipline

Architects	29
Interior Designers	4
Other Professional	3
Technical	8
Administrative	5
Total in Firm	49

Work %

Housing/Multiple	5
Office Buildings/Banks/Financial	20
Retail/Commercial	15
Municipal	10
Education/Academic	25
Aviation Planning/Design	25

Representative Projects

Minneapolis Community and Technical College Health Science (renovation), Minneapolis, MN; Delta Air Lines Building 'C' (renovation), Saint Paul, MN; Minneapolis/Saint Paul International Terminal (renovation), Saint Paul, MN; Medtronic Rice Creek Campus (renovation), Fridley, MN; General Mills JFB Technology Center (renovation), Golden Valley, MN; Little Rock International Airport (renovation/expansion services), Little Rock, AR

BARBOUR ARCHITECTURE

112 N. Third Street, Suite 500
Minneapolis, MN 55401
Tel: (612) 339-5093
Fax: (612) 339-0499
Email: jbarbour@BLDGdesign.com
www.BLDGdesign.com
Established 1993
Contact: John Barbour

Firm Principal

F. John Barbour, AIA, CID

Firm Personnel by Discipline

Both Architect and Interior Designer	1
Architects	2
Total in Firm	3

Work %

Housing/Multiple	10
Residences	25
Office Buildings/Banks/Financial	15
Retail/Commercial	15
Churches/Worship	5
Municipal	10
Museums/Cultural Centers	20

Representative Projects

Foley & Mansfield PLLP Offices (renovation of old brick school house), Ferndale, MI; Lynnhurst Church (renovation/restoration/accessibility remodel), Minneapolis, MN; Picard Building (renovation/restoration), Minneapolis, MN; Tricker/Hess Residence (LEED restoration/renovation), Minneapolis, MN; Hotel Donaldson (restoration/renovation), Fargo, ND; Various Single Family Residences (remodels), Metro Area of Minneapolis/St. Paul, MN

**BENTZ/THOMPSON/
RIETOW, INC.**

801 Nicollet Mall, Suite 801
Minneapolis, MN 55402
Tel: (612) 332-1234
Fax: (612) 332-1813
Email: info@btr-architects.com
www.btr-architects.com
Established 1971
Contact: Gary Milne Rojek

Firm Principals

Ann Voda, AIA CID, LEED AP
Gary F. Milne Rojek, AIA
Robert J. Zimmerman, AIA, CID
Randy Moe, AIA, CID, LEED AP

Firm Personnel by Discipline

Both Architect and Interior Designer	4
Interior Designers	4
Other Professional	2
Total in Firm	10

Work %

Housing/Multiple	10
Office Buildings/Banks/Financial	10
Retail/Commercial	10
Churches/Worship	20
Education/Academic	30
Libraries	10

Representative Projects

Hennepin County Taxpayer Services (renovation), Government Center and Midtown (old Sears), Minneapolis, MN; MnSCU IT, Minneapolis Community and Technical College (renovation), Minneapolis, MN; Word of Peace Lutheran Church (remodel), Rogers, MN; Central Lutheran Bell Tower (addition/restoration), Minneapolis, MN; Macy's (remodel), Southdale Center, Edina, MN; Riverland Community College Allied Health Simulation Lab (renovation), Austin, MN

**Directory of Renovation,
Remodeling, Restoration**

Welcome to the 5th Annual
Directory of Renovation,
Remodeling, Restoration!

The firms advertising on the following pages include design professionals who are members of the American Institute of Architects Minnesota (AIA Minnesota). These firms have a wealth of experience in the areas of renovation, remodeling and restoration. Contact them to discuss your specific project needs!

For information on all AIA Minnesota firms, please visit our website, www.aia-mn.org, or pick up a copy of the May/June Housing issue of *Architecture Minnesota* for Lifestyles issue at newsstands or from our office.

Legend

AIA	Registered Member, American Institute of Architects
Associate AIA	Associate Member, American Institute of Architects (not registered)
ASID	American Society of Interior Designers
CCS	Certified Construction Specifier
CID	Certified Interior Designer
FAIA	Fellow, American Institute of Architects
IIDA	International Interior Design Association
LEED	Leadership in Energy and Environmental Design, Accredited Professional
PE	Professional Engineer
REFP	Recognized Educational Facility Professional

**BLUMENTALS
ARCHITECTURE, INC.**

201 6th Street SE, Suite 2
Minneapolis, MN 55414
Tel: (612) 331-2222
Fax: (612) 331-2224
Email: info@blumentals.com
www.blumentals.com
Established 1976
Contact: James Moy, AIA, CID

Firm Principals

James Moy, AIA, CID
Andy Swartz, AIA, CID
Janis Blumentals, AIA, CID

Firm Personnel by Discipline

Architects	8
Administrative	2
Total in Firm	10

Work %

Housing/Multiple	45
Office Buildings/Banks/Financial	20
Municipal/Civic	15
Retail/Commercial	10
Education/Academic Buildings	5
Industrial/Manufacturing/Warehousing	5

Integrated Work

Sustainable Design	60
Renovation/Restoration	45
Interior Architecture	20

Representative Projects

Hennepin District Court Southdale (renovation), Edina, MN; Wells Fargo Banks (renovations), Various Locations, MN; Munger Apartments (renovation), Duluth, MN; The Roosevelt (renovation), Cedar Rapids, IA; Minnesota Army National Guard Armories (renovations), Various Locations, MN; Multi-family Affordable Housing (renovations), Various Locations in MN and Other States

**BOARMAN KROOS VOGEL
GROUP, INC.**

222 North 2nd Street
Minneapolis, MN 55401
Tel: (612) 339-3752
Fax: (612) 339-6212
Email: jboarman@bkvgroup.com
www.bkvgroup.com
Established 1978
Other Office: Chicago
Contact: Jack Boarman

Firm Principals

Ted Redmond, AIA
Jack Boarman, AIA
John Gould, AIA
Mike Krych, AIA

continued next column

Firm Personnel by Discipline

Architects	19
Interior Designers	3
Engineers	9
Other Professional	2
Technical	1
Administrative	6
Total in Firm	40

Work %

Housing/Multiple	40
Office Buildings/Banks/Financial	10
Retail/Commercial	10
Municipal	20
Education/Academic	20

Representative Projects

Lutheran Social Services - Center for Changing Lives (new construction), Minneapolis, MN; St. Cloud Police Station (new construction), St. Cloud, MN; St. Peter Forensic Nursing Facility (new construction), St. Peter, MN; YMCA (new construction), Worthington, MN; Carleton Place Lofts (new construction), Saint Paul, MN; Mill City Apartments (new construction), Minneapolis, MN

CF DESIGN

230 East Superior Street, Suite 102
Duluth, MN 55802
Tel: (218) 722-1060
Fax: (218) 722-1086
Email: cheryl@cfdesignltd.com
www.cfdesignltd.com
Other Offices: Bayfield, WI
Contact: Cheryl Fosdick

Firm Principal

Cheryl Fosdick, Assoc. AIA

Firm Personnel by Discipline

Professional	1
Technical	2
Administrative	1.5
Total in Firm	4.5

Work %

Residences	90
Retail/Commercial	10

Representative Projects

South Pier Shores (remodel), Duluth, MN; Peters (restoration/remodel/addition); Fannie Rose Candy and Building (restoration/remodel), Duluth, MN; Falcon Heights Residence (remodel), MN; 311 Superior (penthouse remodel), Duluth, MN; Nicks (remodel), North Shore of Lake Superior and Plymouth, MN

**CUNINGHAM GROUP
ARCHITECTURE, P.A.**

201 Main Street SE, Suite 325
Minneapolis, MN 55414
Tel: (612) 379-3400
Fax: (612) 379-4400
Email: bblank@cuningham.com
www.cuningham.com
Established 1968
Other Offices: Los Angeles and Bakersfield, CA; Las Vegas, NV; Biloxi, MS; Madrid, Spain; Seoul, Korea
Contact: Bridget Blank, Marketing Manager

Firm Principals

John W. Cuningham, FAIA, LEED AP
Thomas L. Hoskens, AIA, LEED AP
Timothy Dufault, AIA, LEED AP
David M. Solner, AIA, LEED AP
Margaret Parsons, AIA, REFP, LEED AP
Kathryn Wallace, AIA, LEED AP

Firm Personnel by Discipline

Architects	83
Interior Designers	13
Other Professional	13
Technical	8
Administrative	32
Total in Firm	149

Work %

Housing/Multiple	20
Office Buildings/Banks/Financial	25
Retail/Commercial	5
Churches/Worship	5
Municipal	5
Educational/Academic	5
Entertainment/Gaming/Planning (master/urban)	35

Representative Projects

BLACK Design (renovation), Minneapolis, MN; Harrah's Cherokee Casino & Hotel (expansion/renovation), Cherokee, NC; Nilan Johnson Lewis, P.A. (remodel), Minneapolis, MN; Minneapolis Community and Technical College Workforce Program and Infrastructure (remodeling), Minneapolis, MN; Buffets, Inc. (remodel), Various Locations Nationwide; Mystic Lake Casino (renovation/remodeling), Prior Lake, MN

PETER CURTIS ARCHITECT

12555 Morris Trail North
Marine on St. Croix, MN 55047
Tel: (651) 433-4031
Email: arkytek44@aol.com
www.pcurtisarchitect.com
Established 1991
Contact: Peter Curtis

Firm Principal

Peter E. Curtis, AIA

Firm Personnel by Discipline

Architect	1
-----------	---

Work %

Residences	80
Office Buildings/Banks/Financial	20

Representative Projects

Ferron/Stephens Residence (restoration), Marine on St. Croix, MN; 21090 Olinda Office Building, Scandia, MN; McCaul Workshop and Guest Quarters, Ham Lake, WI; Split-level (remodel) Scandia, MN; Holmes Street (remodel), Marine on St. Croix, MN; Victorian (remodel), Wilmette, IL

ECODEEP

2199 Pinehurst Avenue
Saint Paul, MN 55116
Tel: (651) 788-8641
Email: info@ecodeep.com
www.ecodeep.com
Established 2004
Contact: Kevin Flynn, AIA, LEED® AP

Firm Principal

Kevin Flynn, AIA, LEED® AP

Firm Personnel by Discipline

Architect	1
-----------	---

Work %

Residences (new/additions/remodel)	30
Office Buildings/Banks/Financial	10
Municipal	10
Sustainable Design (all of the above)	100
Consulting/LEED Documentation	50

Representative Projects

EcoDEEP Haus (remodel), Saint Paul, MN; Maison Asper (remodel), Saint Paul, MN; Phresh Spa/Salon (remodel), Saint Paul, MN; Kane House (remodel), Saint Paul, MN; Bishop Henry Whipple Building (remodel), Fort Snelling, MN

ENGAN ASSOCIATES, P.A.

311 4th Street SW, PO Box 956
Willmar, MN 56201
Tel: (320) 235-0860
Fax: (320) 235-0861
Email: sengan@engan.com
www.engan.com
Established 1979
Contact: Richard P. Engan

Firm Principals

Richard P. Engan, AIA, CID, CSI, LEED AP
Andrew Bjur, AIA LEED® AP
Dawn Engstrom, CID
Barbara Marks

Firm Personnel by Discipline

Architects	4
Interior Designers	2
Technical	1
Administrative	3
Total in firm	10

Work %

Housing/Multiple	5
Office Buildings/Banks/Financial	10
Manufacturing/Industrial	5
Medical/Health Care	60
Churches/Worship	5
Municipal	10
Education/Academic	5

Representative Projects

Johnson Memorial Hospital, Dawson, MN;
Upper Sioux Agency, Minnesota Historical
Society, Granite Falls, MN; Springfield
Medical Center - Mayo Health System,
Springfield, MN; Heritage Bank, Raymond,
MN; Food Service Interiors, University of
Minnesota at Morris, Morris, MN; Prairie
Woods Environmental Learning Center,
Spicer, MN

FINELINE ARCHITECTURE

3476 Lake Elmo Avenue North
Lake Elmo, MN 55042
Tel: (651) 777-7054
Fax: (651) 777-5931
Email: info@finelinearchitecture.com
www.finelinearchitecture.com
Established 1991

Firm Principals

Christine Heim, AIA
David Herreid

Firm Personnel by Discipline

Architects	2
Work %	
Residences	100

Representative Projects

St. Croix River House (renovation), Town of
Troy, WI; Macalester/Groveland House
(remodel), Saint Paul, MN; Mississippi
Boulevard House (remodel), Saint Paul, MN;
Madeline Island House (renovation) La
Pointe, WI; Lake Hubert Cabin (remodel),
Nisswa, MN; Itasca Building Condominium
(remodel), Minneapolis, MN

GENSLER

81 South 9th Street, Suite 220
Minneapolis, MN 55402
Tel: (612) 333-1113
Fax: (612) 333-1997
Email: betsy-vohs@gensler.com
www.gensler.com
Established 1966
Other Offices: New York, Los Angeles, San
Francisco, San Diego, Las Vegas, Seattle,
Phoenix, Houston, Dallas, Chicago, Denver,
Detroit, La Crosse, Baltimore, Boston,
Washington DC, Atlanta, Tampa, Austin,
Charlotte, Morristown, Newport Beach, San
Jose, San Ramon, Tokyo, Singapore,
Shanghai, Beijing, Costa Rica, London

Firm Principal

Bill Lyons, IIDA, LEED AP

Firm Personnel by Discipline

Architects	5
Interior Designers	5
Total in Firm	10

Work %

Office Buildings/Banks/Financial	80
Retail/Commercial	20

Representative Projects

Margaret A. Cargill Foundation, Eden
Prairie MN; Room & Board Store,
Washington, DC; Mackall Crouse & Moore,
PLC, Minneapolis, MN; Zimmerman Reed,
Minneapolis, MN; Mulberrys Garment Care,
Minneapolis, MN; Minneapolis Convention
Center, Minneapolis, MN

DAVID HEIDE DESIGN STUDIO

301 Fourth Avenue South, Suite 663
Minneapolis, MN 55415
Tel: (612) 337-5060
Fax: (612) 337-5059
Email: info@DHDstudio.com
www.DHDstudio.com
Established 1997
Contact: Gera Exire LaTour

Firm Principal

David Heide, Assoc. AIA, Allied Member ASID

Firm Personnel by Discipline

Architect	1
Other Professional	4
Interior Designers	3
Administrative	3
Total in Firm	11

Work %

Residences	100
------------	-----

Representative Projects

Arts & Crafts Getaway, Period Residence
(new construction), Tomahawk, WI; Historic
Cargill Residence (restoration/remodel/
additions), Deephaven, MN; Historic
Summit Avenue Residence (restoration/
remodel/additions), Saint Paul, MN;
Bungalow Expansion (renovation/remodel),
Des Moines, IA; Historic Lee Townhouse in
Elliot Park (restoration), Minneapolis, MN;
Ocean View Kitchen (residential remodeling),
Rancho Palos Verde, CA

**MACDONALD & MACK
ARCHITECTS, LTD.**

400 South Fourth Street, Suite 712
Minneapolis, MN 55414
Tel: (612) 341-4051
Fax: (612) 337-5843
Email: info@mmarchltd.com
www.mmarchltd.com
Established 1976
Contact: Karen Cooke

Firm Principals

Robert C. Mack, FAIA
Stuart MacDonald, AIA
Todd Grover, AIA

Firm Personnel by Discipline

Architects	4
Other Professional	2
Administrative	1.5
Total in Firm	7.5

Work %

Residences	10
Churches/Worship	20
Municipal	15
Education/Academic	15
Planning	15
Museums/Cultural Centers	25

continued next column

Representative Projects

DUSEL Historic Mine Site (documentation/
planning), Lead, SD; Gale Mansion
(restoration), Minneapolis, MN; Mount Olive
Lutheran Church (restoration), Minneapolis,
MN; James J. Hill House (exterior/landscape
preservation), Saint Paul, MN; Christ Church
Lutheran (restoration), Minneapolis, MN;
Delano Village Hall (restoration),
Delano, MN

MCMONIGAL ARCHITECTS, LLC

1224 Marshall Street NE, Suite 400
Minneapolis, MN 55413
Tel: (612) 331-1244
Fax: (612) 331-1079
Email: rosemary@mcmonigal.com
www.mcmonigal.com
Established 1984
Contact: Rosemary McMonigal, AIA, CID

Firm Principal

Rosemary McMonigal, AIA, CID

Firm Personnel by Discipline

Both Architect and Interior Designer	1
Architects	2
Technical	1
Administrative	1
Total in Firm	5

Work %

Residences	80
Housing/Multiple	20

Representative Projects

Beck Residence, Greenwood, MN; Markoe
Residence, Dellwood, MN; Chamberlain
Storehouse (restoration), Le Sueur, MN;
Weaver Residence, Pequot Lakes, MN;
Thompson Residence, Arden Hills, MN;
Gerlach and Perrone Residence, Saint Paul,
MN; Ihlenfeld Residence, Mahtomedi, MN;
Hirsch Residence, Minneapolis, MN

**MEYER, SCHERER &
ROCKCASTLE, LTD. (MS&R)**

710 South 2nd Street, 8th Floor
Minneapolis, MN 55401
Tel: (612) 375-0336
Fax: (612) 342-2216
Email: info@msrld.com
www.msrltd.com
Established 1981
Other Office: Hyattsville, MD
Contact: Josh Stowers, AIA, LEED AP,
(612) 359-3248

Firm Principals

Thomas Meyer, FAIA
Jeffrey Scherer, FAIA
Jack Poling, AIA, LEED AP
Jeff Mandyc, AIA, LEED AP
Matt Kruntorad, AIA, LEED AP
Paul C.N. Mellblom, AIA, LEED AP

Firm Personnel by Discipline

Architects	27
Interior Designers	6
Administrative	5
Total in Firm	38

Work %

Housing/Multiple	10
Residences	10
Office Buildings/Banks/Financial	15
Education/Academic	15
Museums/Cultural Centers	10
Libraries	40

Representative Projects

Carleton College Arts Union (renovation/
expansion), Northfield, MN; City House
(restoration of municipal elevator No. 1),
Saint Paul, MN; Drexel University CoMAD
Urban Center (renovation), Philadelphia, PA;
Ramsey County Roseville Library
(renovation/expansion), Roseville, MN;
University of Minnesota Morris Welcome
Center (renovation), Morris, MN; Valspar
Corporation Administrative Headquarters
(remodel), Minneapolis, MN

**MILLER DUNWIDDIE
ARCHITECTURE, INC.**

123 North Third Street, Suite 104
Minneapolis, MN 55401
Tel: (612) 337-0000
Fax: (612) 337-0031
Email: clau@millerdunwiddie.com
www.millerdunwiddie.com
Established 1963
Contact: Craig Lau

Firm Principals

Craig R. Lau, AIA
John D. Mecum, AIA
Charles D. Liddy, AIA
Mark J. Miller

Firm Personnel by Discipline

Architects	31
Interior Designers	3
Other Professional	1
Technical	1
Administrative	4
Total in Firm	40

Work %

Retail/Commercial	5
Medical/Health Care	10
Churches/Worship	20
Municipal	15
Education/Academic	20
Aviation/Transportation	30

Representative Projects

Shubert Performing Arts and Education
Center, Minneapolis, MN; Folwell Hall
(renovation), University of Minnesota,
Minneapolis, MN; Bemidji Regional Airport
Terminal (remodel), Bemidji, MN; Hennepin
County Medical Center (renovation -
multiple projects), Minneapolis, MN; Beth El
Synagogue (addition/renovation), St. Louis
Park, MN; St. Louis County Union Depot
Passenger Rail Terminal (renovation study),
Duluth, MN

OERTEL ARCHITECTS

1795 St. Clair Avenue
Saint Paul, MN 55105
Tel: (651) 696-5186
Fax: (651) 696-5188
Email: joertel@oertelarchitects.com
www.oertelarchitects.com
Established 1996
Contact: Jeff Oertel

Firm Principal

Jeffrey Oertel, AIA

Firm Personnel by Discipline

Architects	6
Other Professional	1
Administrative	1
Total in Firm	8

Work %

Housing/Multiple	15
Municipal	80
Museum Consulting	5

Representative Projects

St. Louis Park Municipal Service Center
(renovation), St. Louis Park, MN; Edina
Public Works Facility (renovation), Edina,
MN; Hennepin Avenue United Methodist
Church (restoration), Minneapolis, MN;
Washington County Historic Courthouse
(restoration), Stillwater, MN; Anoka Safety
Center Tile Roofing Project (renovation),
Anoka, MN; Blaine Public Works Facility
(renovation), Blaine, MN

PERKINS+WILL

84 10th Street South, Suite 200
Minneapolis, MN 55403
Tel: (612) 851-5000
Fax: (612) 851-5001
Email: jeff.ziebarth@perkinswill.com
www.perkinswill.com
Established 1935

Other Offices: Atlanta, Boston, Charlotte,
Chicago, Dallas, Hartford, Houston, Los
Angeles, Miami, New York, Orlando,
Research Triangle Park, San Diego, San
Francisco, Seattle, Vancouver, Washington
DC, Shanghai, London, Dubai
Contact: Jeff Ziebarth

Firm Principals

Jeff Ziebarth, AIA, LEED AP
David Dimond, AIA, LEED AP
Rick Hintz, AIA, AIA, LEED AP
Steven Miller, AIA, LEED AP
Anita Barnett, FIIDA
Lisa Pool, CID, LEED AP

Firm Personnel by Discipline

Architects	25
Interns	12
Interior Designers	14
Other Professional	9
Technical	1
Administrative	5
Total in Firm	66

Work %

Office Buildings/Banks/Financial	20
Medical/Health Care	40
Municipal	10
Education/Academic	25
Planning (master/urban)	5

Representative Projects

Shattuck-St. Mary's, Faribault, MN; South
View Middle School, Edina, MN; University
of Minnesota Physicians (lower level
transformation), Minneapolis, MN;
University of Minnesota (social science
tower renovation), Minneapolis, MN;
CentraCare Health System/St. Cloud
Hospital, St. Cloud, MN; Workforce Center
(addition/remodel), St. Cloud Technical
College, St. Cloud, MN; The AT&T Building
(lobby renovation), Minneapolis, MN

**PETERSEN/KELLER
ARCHITECTURE, INC.**

1610 West Lake Street
Minneapolis, MN 55408
Tel: (612) 353-4920
Fax: (612) 353-4932
Email: info@pkarch.com
www.pkarch.com
Established 2009
Contact: Lars Peterssen/Gabriel Keller

Firm Principals

Lars Peterssen, AIA
Gabriel Keller, Assoc. AIA

Firm Personnel by Discipline

Architects	3
Other Professional	1
Administrative	1
Total in Firm	5

Work %

Housing/Multiple	5
Residences	80
Office Buildings/Banks/Financial	5
Retail/Commercial	5
Manufacturing/Industrial	5

Representative Projects

Crocus Hill (remodel), Saint Paul, MN; Mid-century Modern (renovation), Edina, MN; Residence, Park City, UT; Rhinebeck Estate (restoration), NY; Linden Hills Craftsman, Minneapolis, MN; ASID Showcase Home and Loft, Minneapolis, MN

SKD ARCHITECTS, INC.

11140 Highway 55, Suite A
Plymouth, MN 55441
Tel: (763) 591-6115
Fax: (763) 591-6119
www.skdarchitects.com
Established 1977
Contact: Steve Kleineman

Firm Principal

Steve Kleineman, AIA, CID

Firm Personnel by Discipline

Both Architect and Interior Designer	1
Other Professional	1
Technical	3
Administrative	1
Total in Firm	6

Work %

Residences	90
Office Buildings/Banks/Financial	5
Retail/Commercial	5

Representative Projects

Live Green Live Smart, Little Residence (LEED Platinum remodel), Minnetonka, MN; Cartier Residence (remodel/addition), Eden Prairie, MN; Brill Residence (remodel/addition), Edina, MN; McNaughton Residence (remodel/addition), Plymouth, MN; Dresner Residence (renovation/remodel), Minneapolis, MN; Roth Distributing (renovation), Minnetonka, MN

TEA2 ARCHITECTS

2724 West 43rd Street
Minneapolis, MN 55410
Tel: (612) 929-2800
Fax: (612) 929-2820
Email: info@tea2architects.com
www.tea2architects.com
Established 1979
Contact: Dan Nepp, AIA, CID

Firm Principals

Tom Ellison, AIA, CID
Dan Nepp, AIA, CID

Firm Personnel by Discipline

Both Architect and Interior Designer	2
Architects	11
Technical	9
Administrative	2
Total in Firm	24

Work %

Residential	100
-------------	-----

Representative Projects

New Home, Coeur d'Alene, ID; New Home near Lake Superior, Bayfield, WI; Home (addition), Duluth, MN; Front Porch Facelift (renovation), Minneapolis, MN; Rolling Green Area (new home), Edina, MN; Kitchen (remodel), Edina, MN

**LAUREL
ULLAND ARCHITECTURE**

2836 Lyndale Avenue South
Minneapolis, MN 55408
Tel: (612) 874-1086
Fax: (612) 874-1089
Email: laurel@laurelulland.com
www.laurelulland.com
Established 2003

Firm Principal

Laurel Ulland, Assoc. AIA

Firm Personnel by Discipline

Architects	3
Other Professional	1
Administrative	1
Total in Firm	5

Work %

Housing/Multiple	5
Residences (new/remodel/additions)	85
Retail/Commercial	5
Churches/Worship	5

Representative Projects

Lowry Hill (restoration), Minneapolis, MN; Summit Avenue Mission Revival Residence, St. Paul, MN; Kenwood Italiante Home (renovation), Minneapolis, MN; St. Martin's By-The-Lake Church, Minnetonka, MN; East Lake of the Isles Victorian Home (renovation), Minneapolis, MN; Seasons of Cannon Falls, River House, Cannon Falls, MN

**WOLD ARCHITECTS
AND ENGINEERS**

305 St. Peter Street
Saint Paul, MN 55102
Tel: (651) 227-7773
Fax: (651) 223-5646
Email: mail@woldae.com
www.woldae.com
Established 1968
Other Offices: Palatine, IL; Royal Oak, MI; Denver, CO
Contact: Michael S. Cox

Firm Professionals

Michael S. Cox, AIA
R. Scott McQueen, AIA, LEED AP
Vaughn Dierks, AIA, LEED AP
Kevin Marshall, PE, LEED AP
Matt Mooney, PE, LEED AP

Firm Personnel by Discipline

Architects	39
Interior Designers	2
Engineers	18
Technical	3
Administrative	12
Total in Firm	74

Work %

Municipal	10
Education/Academic	65
Judicial/Corrections/Detention	20
Planning	5

Representative Projects

Washington County Government Center (expansion), Stillwater, MN; Dakota County Library (renovation), Burnsville, MN; Spring Lake Park High School (renovation), Spring Lake Park, MN; St. Anthony-New Brighton High School (renovation), St. Anthony Park, MN; North Hennepin Community College Food Service (renovation), Brooklyn Park, MN; Montgomery-Lonsdale Public School (conversion of an elementary school to a high school), Montgomery, MN

It takes a village to design, engineer, and construct a great building. So let's give credit where credit is due.

Target Field
page 24

Location: Minneapolis, Minnesota
 Clients: Minnesota Twins; Minnesota Ballpark Authority
 Architect: Populous with HGA
 Principal-in-charge: Earl Santee, AIA
 Project lead designer: Mike Wekesser
 Project managers: Bruce Miller; Mike Donovan
 Project architects: Paul Leskovac; Michael Ray; Kelley Davis; Steven Rohlfing; Mark Dittmer; Versie Stephenson; Norman Friedman; Paul Crosland; Ben Koster; George Fantauzza
 Project team: Hideaki Taguchi; Tyler Robertson; Mitchell Brown; Adam Wilmes; Zac Braselton; Jason Hansen
 Energy modeling: The Weidt Group
 Structural engineer: Walter P. Moore
 Mechanical engineer: M-E Engineers
 Electrical engineer: M-E Engineers
 Civil engineer: M-E Engineers
 Lighting designer: M-E Engineers
 Interior design: Populous

Construction manager: Mortenson
 Landscape architect: Populous with oslund.and.assoc.
 Landscape project team: Kobi Bradley; Jason Kanak; Tom Oslund; Tadd Kreun
 Stone: Vetter Stone
 Photographer: Paul Crosby

Target Center Roof Replacement
page 38

Location: Minneapolis, Minnesota
 Client: City of Minneapolis, Community Planning and Economic Development
 Architect: Leo A Daly
 Principal-in-charge: Charles M. Ault
 Project manager: Frank A. Anderson, AIA
 Energy modeling: University of Toronto Centre for the Environment; Leo A Daly; INSPEC; Kestrel Design Group
 Structural engineer: K. Peter Siessenbuettel
 Mechanical engineer: Michael J. Alexander
 Electrical engineer: Steve W. Nelson
 Construction administration: Jeff G. Lorenzen
 Landscape architect: Kestrel Design Group
 Landscape architecture team: L. Peter MacDonagh; Nathalie Hallyn
 Roof consultant: INSPEC
 Roof consultant team: Gary C. Patrick, AIA; Michelle Murray
 Photographer: Bergerson Photography

Materials and sources, vegetated roof
 Pavers: Westile Ballast Pavers
 Roof insulation: Sarnatherm
 Leak-detection screen: Aluminum Grounding Screen (EFVM)
 Coverboard: DensDeck
 Roofing membrane: Sarnafil G476
 Waterproofing Membrane

Vegetated roof assembly
 Drainage layer: Colbond Enka Drain 3811R
 Filter layer: Colbond Enka Drain 3811R
 Water retention layer: Green Geotextiles 200N Water Retention Mat
 Growing medium layer: Skyland Rooflite extensive mc
 Pregrown vegetation mat: Sempergreen
 Vegetation: plugs and seeds
 Irrigation: Below Flow Flat Dripline Tubing
 Lightning protection: Master Electrical

Materials and sources, nonvegetated roof
 Pavers: Wausau Tile Ballast Pavers
 Roof insulation: Sarnatherm
 Coverboard: DensDeck
 Leak-detection screen: Aluminum Grounding Screen (EFVM)
 Roofing membrane: Sarnafil G410
 Roof Membrane

CORRECTION

In the May/June 2010 Culture Crawl department (page 11), we attributed the Gooseberry Falls Visitor Center solely to David Salmela, FAIA, when in fact that project was completed by Salmela Fosdick Ltd. Our apologies to Cheryl Fosdick, Assoc. AIA.

THINKING ABOUT YOUR NEXT PROJECT? Contact these advertisers for more information on the products and services they offer.

ADVERTISING
INDEX

AIA Contract Documents	16
AIA Minnesota	Cover 3
AIA Minnesota Convention & Products Expo	6
Alliant Energy, Interstate Power and Light	14
Anchor Block	11
H. Robert Anderson/XL Insurance	52
Architectural Consultants/Carlisle Roof Gardens	18
AVI Systems	52
Borgert Products	Cover 2
County Materials Corporation	51

Directory of Renovation, Remodeling, Restoration	57-61
Diversified Construction	54
Extreme Powder Coating	56
Damon Farber Associates, Landscape Architects	12
Hanson Heidelberg Cement Group	Cover 4
Marvin Windows and Doors	20
Minnesota Architectural Foundation	50
Minnesota Brick & Tile	4
Minnesota Ceramic Tile Industry	53
PIE Forensic Consultants	54
Richlite	55
RJM Construction	56

Schuler Shook — Theatre Planners/ Lighting Designers	51
SEH Landscape Architects	53
Specifications & Green Building Consultants Network	55
VAA, LLC — Structural Engineering	50
Wells Concrete	8
Xcel Energy	1

Design Excellence + *Architecture Minnesota*

Do you want to reach professionals in the design and building industries, plus a public increasingly interested in design excellence?



Architecture Minnesota, winner of numerous editorial and design awards from the Minnesota Magazine & Publications Association, may be just the solution you're looking for!

Contact Judith Van Dyne at (612) 338-6763 or vandyne@aia-mn.org for advertising information.

Cities. Neighborhoods.
Landscapes. The places
we love, as seen through
a photographer's eye.

"MY GRANDFATHER, DICK CULLUM, was a sportswriter for the *Star* and the *Tribune* until he was 83.

In his last column, on the opening of the Metrodome, he reminisced about Nicollet Park, home of the Minneapolis Millers: an eccentric colonel carrying a large American flag onto the field; owner Mike Kelley's two Dalmatians in the right-field seats growling at opposing players; sports reporter and announcer Halsey Hall walking on the grandstand roof, 'working over his superstitions'; and kids standing in the street waiting for foul balls or home runs.

He called the Metrodome an example of 'antiseptic elegance.' I think he would be as proud as I am of our lively new open-air ballpark and the new civic plaza that serves it. I've been especially drawn to Target Plaza's captivating backdrop—sculptor Ned Kahn's "The Wave."

A large screen composed of small anodized-aluminum shingles hung on stainless-steel cable, it changes as light, wind, and shadow dance across it. It's one of those features that makes our baseball experience memorable, the perfect crowning touch for a ballpark and plaza whose inhabitants are delighted to be out in the light, wind, and shadows once again."

Photographer George Heinrich

