SITE + ANALYSIS

Existing Buildings on Site

ZIP CODES 55102 & 55104

To the north of the site, the buildings are mainly multi-family residential. To the south, they are mainly industrial and warehousing spaces. The mixed use buildings to the west are the most dense.

Current Occupants

Northwest Packaging
Breakthru Beverage

Current Occupants on Site

1444 University Avenue, Minneapolis, MN

Zoning Map

SUN PATH DIAGRAM

The sun path diagram illustrates the shadows cast by the existing buildings on the site throughout the day.

TRAFFIC LOAD DIAGRAM

The traffic load diagram shows the flow of traffic on the surrounding streets.

Windy Site

The site is subject to strong winds from the west and north. Snow and cold temperatures are common in the winter, with January average lows of 7 degrees Fahrenheit. Minnesota sees a wide swing of temperature throughout the calendar year, with temperature highs averaging 85 degrees Fahrenheit in July and lows of 10 degrees Fahrenheit in January.

The site is located on the edge of a large residential area. The industrial zones stretch from Interstate 94 in the west to Interstate 35W in the east.

Redevelopment of the site must better transition from theTraditional Neighborhoods and Multiple Family residential to the Industrial areas to the south. These both bridge the gap between Minneapolis and St. Paul.

Access to a variety of public transportation options is an important aspect of sustainable urban design. The Metro Transit Green Line runs through the site, and is this because they are extremely accessible. Main roads are all stoplights. Not only important too. This one way ramp keeps the traffic moving while pulling the cars out of the site to the warehousing and off the site.

Public Transit and Bike Path

This site has close proximity to multiple bus routes and stops. These run in all directions, and are both local and limited stop bus routes. Also serviced near the site is the Metro Transit Blue Line light rail. Although University Avenue is main street of the site, it is not currently very bike friendly, there is a bike rack for the Nice Ride public bike share program.

PARKING AND CENTRAL CIRCULATION WITH BELOW GRADE DOCK

Maximizing Utility + Design

Circulation plays a big role in the industrial and mixed use sites on this block. Providing parking for employees is important too. This one way ramp keeps the traffic moving while pulling the cars out of the site to the warehousing and off the site.

The small businesses on the east side and integrated industrial buildings. Raw materials or goods and manufacturing processes entering the site to the warehousing and manufacturing spaces, and the way to downtown St. Paul.

The elevator located in the middle of the building serves mainly the employees from the parking garage on the street access to remain on the ground level. The vertical element is pushed to the facade to indicate an visitor entrance for the industrial building behind. Again, the center unit on Prior Avenue provides vertical circulation for the mixed use units on either side and a cue that vertical circulation is happening. The freight elevators on the south side of the industrial building provide an opportunity to both increase efficiency and industrial operations.