

Minneapolis, Minnesota

301 Kenwood Parkway Condominiums

Facts & Figures

Developer: The Lander Group, Minneapolis
Type of Project: New luxury condominiums
Architect: Elness Swenson Graham Architects, Inc., Minneapolis
General Contractor: Witcher Construction Co., Eden Prairie
Size: 56,000 square feet
Cost: \$9.5 million (construction costs); \$13.2 million (total)
Construction Time: Fall 2001 - spring 2003
The Need: Luxury condominiums in a wealthy, historic neighborhood
The Challenge: Combining historic proportions and contemporary design to fit in the context of the historic neighborhood on a small site with bad soil

Supportive Team Members

- Braun Intertec**
Engineering & Environmental Consulting
- Brent Anderson Associates, Inc.**
Concrete Repair & Restoration Contractors
- Brock White Company**
Construction Materials Supplier
- Ceco Concrete Construction, L.L.C.**
Concrete Forming Subcontractor
- Close Landscape Architecture**
Landscape Architecture
- Encompass Interiors**
Interior Designer
- Horwitz, Inc.**
Mechanical Contractor
- Hunt Electric Corporation**
Electrical Contractors
- The Lander Group**
Real Estate Developer
- Meyer Borman & Johnson, Inc.**
Structural Engineers
- Olympic Wall Systems**
Drywall, Plastering & Fireproofing Contractors
- Power Clean and Evergreen Cleaning**
Cleaning Services
- Siemens Building Technologies, Inc.**
Fire Detection & Evacuation
- Veit Companies**
Specialty Contractors



Located just south of downtown Minneapolis, 301 Kenwood Parkway Condominiums features 14 units on seven levels with two levels of private underground parking.

The site is located on a highly visible corner, across the street from the Minneapolis Sculpture Garden, next door to the Walker Art Center and the Guthrie Theatre, and facing the dramatic Minneapolis skyline. Art, work, shopping, worship, indoor and outdoor recreation, and dozens of restaurants are all within walking distance.

"This project demonstrates how to 'fit in' by delivering a high-quality design that has been well received by the community and the market, while addressing the need for adequate enclosed parking, maximizing city views,

[and providing] large units with open floor plans and significant outdoor terraces," said Nell Hurley, office manager/special projects for The Lander Group, the project's developer.

"Using an exterior design concept that features a base, a middle and a top — a traditional architectural form — we created a

building with full walls of glass set in a steel frame of vertical proportion together with punched openings in smooth stucco walls for the blend of traditional and contemporary forms we were seeking," Hurley said. "The upper floor steps back and the roof has a deep overhang to blend contemporary form with historic reference."

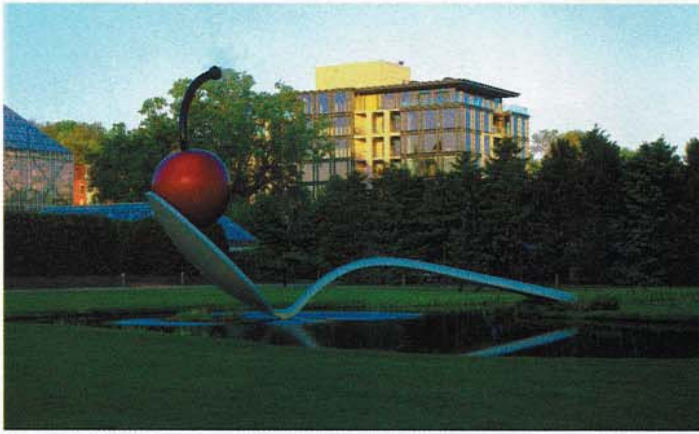
Ground-floor parking is masked by the main entry and a unique unit type — a two-story townhouse. "The [two-story] entry is a contemporary rendering of the traditional south Minneapolis front porch. Wood and steel trellises at the two entries successfully create a pedestrian scale, and the blank walls were finished in local limestone and lined with traditional neighborhood plantings," Hurley said.

"Each unit features floor-to-ceiling windows on east and north walls. The 10-foot by 10-foot single panes were Visionwall — an innovative three-inch-thick, R 7.5 glass from Canada. All units have magnificent views of the Sculpture Garden, city skyline and adjoining neighborhood," she said.

"Providing large amounts of glass to provide unobstructed



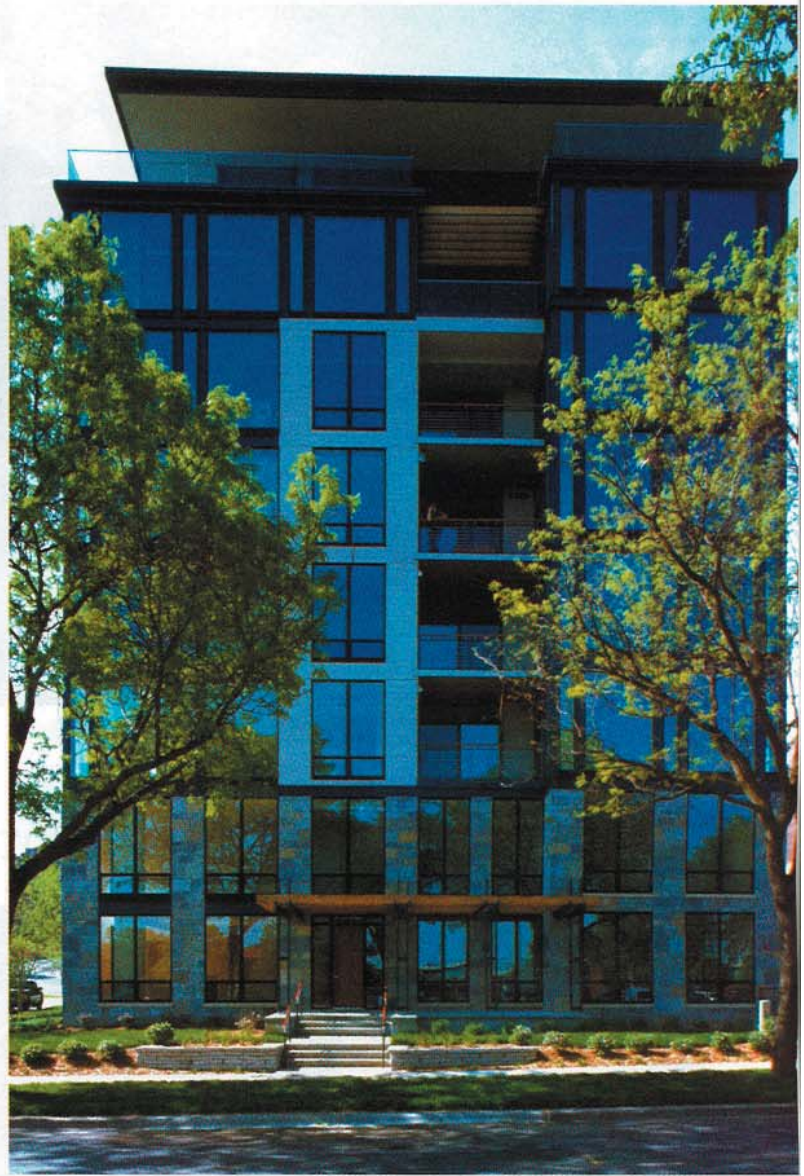
Photos courtesy of Elness Swenson Graham Architects, Inc.



views of downtown, while meeting HVAC concerns associated with that amount of glass in a residential application was a challenge," said John Jacobs, vice president of Witcher Construction Co., the project's general contractor. "To our knowledge, the suspended steel frame skin with punched windows has not been constructed in the Twin Cities before. Full-height glazing suspended in the steel frame was designed to expand and contract independently of the structure." Poor soil on the site was also a challenge.

The building has only two units per floor. Concrete construction required some columns, but no bearing walls — creating flexibility for custom, open floor plans. Building design eliminates common hallways, and private, owner-controlled elevators open directly to the foyer of each residence. All entryways and elevators have intercoms for added security.

The posttensioned concrete floors are eight inches thick and are covered by oak or maple hardwood flooring over sound-insulating batting. The bedrooms

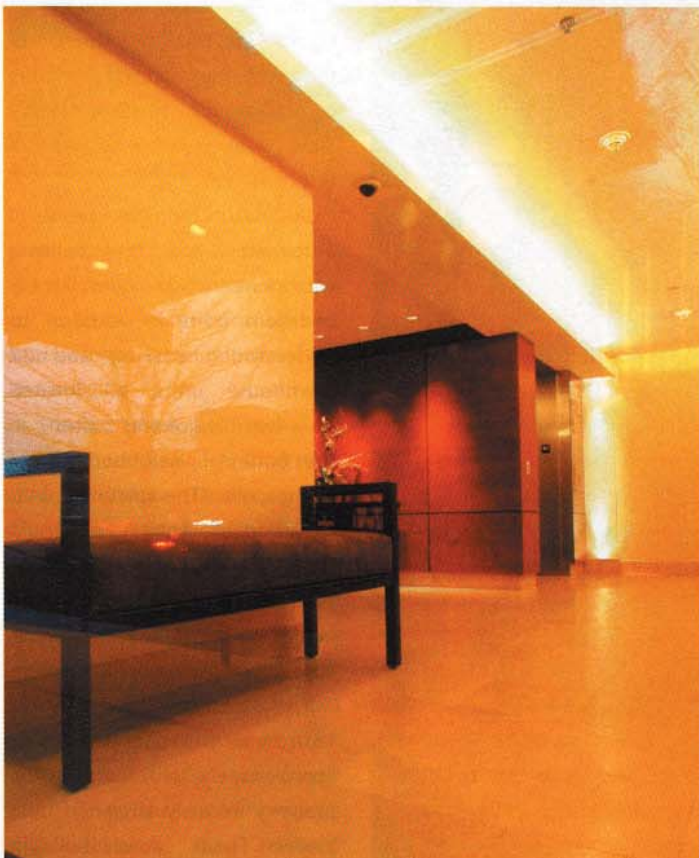


feature luxurious wall-to-wall carpeting. Demising walls between units are constructed with one-inch airspace, sound batting insulation and four layers of drywall to ensure privacy.

Kitchens feature flat-panel maple or cherry wood cabinets, and granite kitchen countertops with full backsplash. Master baths are equipped with Jacuzzi whirlpools, large steam showers with clear glass enclosures, and marbled-topped counters with double sinks.

"The project delivered a stunning exterior image together with custom build out opportunities. All units sold before completion," Hurley said. ■

— R.G.



Photos courtesy of Elness Swenson Graham Architects, Inc.

