



CSM

500 Washington Avenue South, Suite 3000
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DEVELOPING REAL ESTATE FOR PEOPLE,
BUSINESS & COMMUNITIES

November 22, 2016

Christie Rock-Hantge, Neighborhood Coordinator
Downtown Minneapolis Neighborhood Association
40 S. 7th Street
Suite 212, PMB 172
Minneapolis, MN 55402

Re: Depot Banquet Center

Dear Ms. Rock-Hantge:

This letter is to inform you that CSM Corporation has submitted plans to the City of Minneapolis and the Historic Preservation Commission for the expansion of the Depot Banquet Center at the Milwaukee Road Depot development.

Reason for Application

CSM Corporation requests approval for the addition of 23,991 square feet of meeting space to the existing Milwaukee Road Depot Shed at 300 Washington Ave. S. The project is a requirement as set forth in the original redevelopment contract that dictates the eventual enclosure of the remaining portion of the shed to provide compatible uses, such as banquet space.

Existing Project Description

The existing development contains the Milwaukee Road Depot building and shed along with the adjacent Renaissance and Residence Inn Hotels and parking areas. The Renaissance and Residence Inn Hotels were built as new construction in 2001 by CSM Corporation, and the Renaissance was expanded in 2016. The site does not fall within a historic district. The Depot building and shed were designed by Chicago Architect Charles Frost and built in 1897-1899. The Depot building and shed were designated as Historic Landmarks in 1979. The Milwaukee Road Depot and Train Shed are significant for their embodiment of events between 1800 and 1899 by representing one of the many railroads that operated in Minneapolis at this time and established the city as the industrial and commercial center of the upper Midwest.

Proposed Project Description

The proposed project consists of enclosing the remaining space under the historic train shed for the addition of banquet space and support functions. The alteration will not materially impair the significance or integrity of the adjacent landmarks as the addition is designed to complement the existing development and is essentially a continuation of the design and alteration of the Depot Rink which was approved by the commission and represented in the development agreement in May of 1999. As part of this agreement, a variance was approved to allow parking under the train shed for 20 years. The redevelopment was broken into two phases. Phase I included the redevelopment of the historic Depot building for banquet space and hotel rooms, and the partial enclosure of the shed for indoor recreation (rink) and banquet space. Phase II of the development includes the “eventual enclosure of the open-air portion of the train shed for compatible uses,” including the addition of banquet space. The project before you satisfies this requirement as outlined in the original development agreement.

The proposed alterations are compatible with and continue to support the criteria of significance for which the landmark was designated. The project consists of enclosing the existing Milwaukee Road Depot Shed to provide additional meeting space and the addition of a one-story expansion to house support functions. The proposed alteration to the Depot Shed has been designed to complement the historic landmark. On the Washington Avenue frontage, the Shed will be enclosed using the same glass system that was used to enclose the adjacent Depot Rink. The transparent glass will allow the existing Shed structure to be seen. Along the north façade, additional square footage will be added for Banquet support functions. This new space will be designed to emulate the existing rink entrance and “baggage building” that is on the north side of the Depot Rink. Matching brick, stone, and glazing will be used to strengthen the connection to the historic landmark. No demolition of historic elements is proposed as the design protects the existing shed structure.

CSM is extremely excited to add much needed banquet space to our thriving Milwaukee Road Depot development and welcomes questions and comments regarding our applications.

Sincerely,



JOHN FERRIER, AIA, NCARB, LEED AP, CID
Vice President - Architecture

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