FER A LETTER DATED DECEMBER 17TH, 2001 AN UNDERSTANDING BETWEEN
DOUGLAS FREDMAN, PRESIDENT OF JUXTAPOSITION ARTS AND ROBERT
SCHEISTER, CO-FOUNDER THERE UNDERSTANDING THAT THE EXISTING
BUILDING LOCATED AT 2037 EMERSON AVENUE NORTH ENCLOSES OVER THE
PROPERTY OWNED BY JUXTAPOSITION ARTS FROM THE BASE TO 5.5 FEET TO THE
NORTH AND 3.5 FEET TO THE SOUTH OF THE BUILDING’S WALTH WALL.

EXISTING SITE IS SOIL OVER CRUSHED CONCRETE FILL
EXISTING WATER MAIN
EXISTING SANITARY SEWER LINE
EXISTING UNDERGROUND GAS MAIN
EXISTING CATCH BASIN IN STREET
EXISTING POWER POLE
EXISTING STREET LIGHT TO REMAIN
EXISTING TRAFFIC LIGHT TO REMAIN

KEYNOTES

PROJECT
ART PARK | PLAZA

SHEET TITLE
Site Plan - Existing Conditions

CERTIFICATION

PROJECTIONS
PREPARED BY
PREPARED BY
.phase
PRE-CONSTRUCTION
SUBMISSION
PER A LETTER DATED DECEMBER 17TH, 2002 AN UNDERSTANDING BETWEEN
DOUGLAS FREEDMAN, PRESIDENT OF JUXTAPOSITION ARTS AND ROBERT
SCHAEFSER ACKNOWLEDGE THEIR UNDERSTANDING THAT THE EXISTING
BUILDING LOCATED AT 307 EMERSON AVENUE NORTH ENCOMPASSES ODDS THE
PROPERTY OWNED BY ROBERT SCHAEFSER IN THE WEST BY 25 FEET TO THE
NORTH AND 33 FEET TO THE SOUTH OF THE BUILDING'S WEST WALL.

KEYNOTES

RAINWATER GARDEN TYPICAL
CONCRETE SLAB ON SIDEWALK DRAINS TO
RAINWATER GARDEN
TRENCH DRAIN EMBEDDED IN CONCRETE
SIDEWALK DRAINS WATER TO RAINWATER GARDEN
BIORIGHTENMENT SLAB W/ CHECK DAM
30'-CONCRETE WALL W/ FUTURE SKATE RAMPS BY
OTHERS
EXPOSED AGGREGATE ALONG PERIMETER OF PLAZA
COLORED CONCRETE
TRAFFIC CALMING BOLLARDS AT CORNER OF SITE
CONCRETE SEAT RAMPS ON BOTH SIDES
INSTALLED ALONG EXISTING FENCING WALL.
NEW DOMINATED FACING LED LIGHTS INSTALLED ON THE WEST EXTERIOR WALL IN TRIBUNE
ART PARK [ PLAZA AND DRIVeway]

PLANTING PLAN LIST
REDWING DOGWOOD
TYPE: PERENNIAL
COUNT: 8
SPACING: 20'-O.C.
SEDUM (AUTUMN JOY)
TYPE: PERENNIAL
COUNT: 14
SPACING: 12'-O.C.
MARINE DROPSEED
TYPE: PERENNIAL
COUNT: 24
SPACING: 12'-O.C.

1. PREVIOUS CONDITIONS: THE PROJECT LOCATION WAS THE
FORMER TEACHING STUDIO SPACE FOR THE MINNEAPOLIS
CONSERVATORY. THE TWO BUILDINGS WERE DEMOLISHED AND THE SITE
HAS BEEN LEVELLED AND FILLED WITH SOIL. A NEW EXTERIOR WALL HAS BEEN
BUILT ALONG THE S 16' X 103' FENCING AND WILL FACE TOWARDS THE PLAZA.

2. PROPOSED CONDITIONS: THE ART PARK [ PLAZA WILL OCCUPY THE
EXISTING SIDEWALK BETWEEN THE TWO BUILDINGS AND ALLEYWAY BETWEEN
THE LEED BUILDING AND 307 EMERSON AVE.

3. PARKING: STREET PARKING IS
AVAILABLE ON BOTH EMERSON AVE N AND W BROADWAY AVE.
JUXTAPOSITION ARTS HAS A SHARED PARKING AGREEMENT WITH URBAN
PLANNING AND DESIGN, INC. THE NEW ART PARK WILL BE LOCATED BEHIND THE POCKET PARK LOCATED
AT 313 EMERSON AVE N. ADDITIONALLY, A SHARED PARKING AGREEMENT EXISTING BETWEEN
JUXTAPOSITION ARTS AND THE CITY OF MINNEAPOLIS WILL BE INCLUDED TO
HARNESS CROSSOVERS TO USE THE PARKING LOT FOR OVERFLOW
EVENTS.

4. NEW DOMINATED FACING LED LIGHTS WILL BE INSTALLED ON THE EXTERIOR
WALL IN TRIBUNE ART PARK [ PLAZA AND DRIVeway.

PROJECT
ART PARK | PLAZA

THE PLANTING LIST IS LOCATED ON THE STREET FOR
EMERSON AVE N AND W BROADWAY AVE. ADDITIONALLY, A SECURITY
LIGHT IS LOCATED ON THE SOUTH ELEVATION ABOVE THE SIDE ENTRY
DECK ON THE 307 EMERSON AVE N BUILDING AND WILL FACE TOWARDS
THE ART PARK [ PLAZA.
1. Previous Conditions: The project location was the former teaching studio space for the Performance and Music Building. The buildings were demolished and the site has been leveled and filled with soil. A new exterior wall was built adjacent to the 13th W Broadway Ave building and will face towards the plaza.

2. Proposed Conditions: The Art Park/Plaza will occupy the new wall area and will be a shared park agreement with Urban Arts Partnership. The wall is located behind the 13th St pocket park located at 13th W Broadway Ave. Additionally, a shared parking agreement exists between the theater and the adjacent UAP building (Crossley) to use the parking lot for overflow events.

3. Lighting: Existing lighting will be located on the street level for 13th W Broadway Ave. Additionally, a security light is located on the south elevation above the side entry deck on the 13th W Broadway Ave building facing towards the Art Park/Plaza.
GENERAL NOTES
1. PREVIOUS CONDITIONS: the project location was the former teaching studio space for the Minneapolis College of Art and Design. The buildings were demolished and the site has been leveled and filled with soil. A new exterior wall was built adjacent to the 14th W Emerson building and will face towards the plaza.

2. PROPOSED CONDITIONS: the art park plaza will occupy the area of the two adjacent building and is elevated between 14th Emerson and 15th Emerson AVE buildings.

3. PARKING: street parking is available on both Emerson Ave N and W Broadway Ave. JXTA will have a shared parking agreement with urban.*

* Urban Parking Services is located at 1460 15th Avenue NE. Additionally, a shared parking agreement exists between the Hennepin Hennepin Hammock, Hennepin to use the sharing list for overflow events.

4. LIGHTING: existing lighting is located in the street for Emerson Ave N and W Broadway Ave. Additionally, a security light is located on the south elevation above the side entry deck on the 14th Emerson Ave building facing towards the art park plaza.