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Concept Plan

To: Elizabeth Hanson
From: Matt Borowy
Date: 3/24/2018
Re: Chaska Retail Center

Mrs. Hanson:

I want to thank you for the opportunity to submit the following concept design materials for the Chaska Retail Center in Chaska MN. The project is located in downtown Chaska at the corner of Walnut and Chestnut and consists of two retail buildings and a third restaurant building. The application and fees will be submitted separately and the hard copies will be delivered in person this week.

The design team for this project is a partnership between RDS Architects in New Hope and Bright Pixel Design in St. Peter. Bright Pixel Design will be the design lead due to our extensive experience in adaptive reuse and infill projects. We are passionate about both the built and natural environments: possessing LEED Accreditation and having served on the St. Peter Heritage Preservation Commission for two terms. RDS Architects will be the technical lead providing code analysis and review, technical coordination and construction document production.

Per our previous correspondence, the project team's desire is to work closely with the city staff over the next three months to carry out the review process. We would like to thank you in advance for the support and patience that is sure to be afforded to our team. The construction commencement is preliminarily scheduled for June.

Understanding of Chaska

The motto “A Quality Small Town” is certainly apt for this community. It is readily apparent while spending time the area that these folks care for and have pride in the place in which they live. The location is close enough to Minneapolis to have easy access to all of the amenities that a large city possesses, yet it has enough separation from the metro area to retain the charming small-town feel that is so endearing to visitors and residents.

The history of brick production and a healthy economy around the turn of the 19th century privileged this community with a wealth of historically interesting and varied buildings. These buildings provide a grounded and secure framework that successful contemporary architectural projects should enmesh into.

Understanding of Site

The proposed site is bounded by Walnut Street on the north, Highway 41/Chestnut Street on the west, and Highway 61/Chaska Boulevard on the south and a beautiful three-and-a-half story apartment named “The Brickyard” on the east. Adjacencies in the wider neighborhood include Brickyard Center (retail), Charter Bank, Walgreens, Fireman’s Park and the Chaska Event Center. It is a very attractive site with a diverse mix of neighboring uses that possesses a robust existing economic fabric.

There are currently two unused and deteriorating buildings occupying the site: the former Hot Spot gas station and the building most recently used by Michael’s Cycles. Also, a portion of the proposed site is currently being used for parking by the residents of the Brickyard apartment building owned by the Carver County Community Development Agency. The CDA approved the proposed site plan’s re-platting of their property on February 26th.

Understanding of Design

The proposed project includes removing the two existing empty buildings while leaving the site access intact. Re-utilizing the existing site access including curb cuts, walks and landscaping will enable the project to graciously merge into the existing vehicular and pedestrian flow framework.

The design team explored multiple orientations for the development including two buildings or three. Also, the parking location was studied to the west of the building as well as to the east. The design team’s opinion is that the layout is optimized by placing the buildings to the east of the parking. This aligns the proposed building frontage elevations with the existing Walgreens building and sets up a consistent cityscape for the block. The face of the buildings with the most ornate detailing, materials, entrance door and signage responds to both pedestrian and vehicular traffic equally and allows for a semi-private secondary entrance that may double as a residential promenade along the existing apartment building.

To best employ the available space, the project team is proposing three buildings instead of two. This approach affords several benefits including: efficient parking and traffic flow, articulated/non

monolithic building massing, varied building space offerings and intrinsic landscaping opportunities. This solution also allows for eight vehicle queueing for proposed restaurant drive-through. The sidewalk is proposed to be moved away from the highway with a new landscaped buffer providing separation from traffic for pedestrians

Suggested design language includes: prominent use of brick in a color that recalls Chaska's rich history of brick production, anodized aluminum storefront and window systems, stucco in a mix of earth-tone colors, cementitious panel siding and lap siding. The submitted design concept is intended to be honest and attractive by using a mix of historic and current building materials and details.

For example, two complementary tones of light brick are suggested for the exterior walls; this recalls both the Event Center to the west and other historic buildings in the vicinity. The three-tenant retail building is intended to recall the traditional mercantile character of many historic downtowns including Chaska. Ornate brickwork in the area is very prominent and is recalled on the proposed design by use of soldier and rowlock courses and an allusion to dental trim in the stucco. Historic light fixtures are planned to be used as accent sconces flanking the signage areas. Awnings are featured over the storefront entrances that share elements of and appearance to several retail buildings in the area. Page 3 of the submitted packet shows how these details are proposed to be incorporated with more detail.

Understanding of Outcome

To be the Best Small Town in Minnesota is the mission statement of Chaska and it is our goal to foster that vision. A well-designed and considered re-development can make a great town a little better by removing blight, providing new amenities and offering space for any number of endeavors to inhabit. The local area context possesses a robust mix of old and new and we intend to offer a solution that will "play-nice" with our new neighbors both now and well into the future.

Once again, thank you for this opportunity to submit this conceptual design package. If you have any questions regarding this submittal, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink that reads "Matt J Borowy". The signature is written in a cursive, slightly slanted style. The first name "Matt" is written in a larger, more prominent script, and "J Borowy" follows in a similar but slightly smaller script. The signature is positioned below the word "Sincerely,".

Matt J Borowy
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