



# SEWARD CO-OP GROCERY & DELI



## PROJECT OVERVIEW:

Seward Coop has been a fixture in the Seward neighborhood for nearly 37 years. The Co-op is a leader in offering local, organic, sustainably grown and fairly traded products.

The project is part re-use with a 6,600 sq ft addition and a 6,000 sq ft second floor for a total development of 25,600 sq ft. The new space includes 13,000 sq ft of retail. The project is LEED Gold certified. The expansion brought 50 new jobs to the community.

Seward Redesign secured a purchase option for the site in March 2006. A citizen-based committee of the Seward Neighborhood Group, the Riverside Market Task Force, worked with Redesign and the Co-op to determine a vision for the site.

Redesign and the Co-op hired the development team, created preliminary designs, and secured a complex financing structure, including New Market Tax Credits. Closing occurred in January 2008, and the store opened its doors to the public on January 8, 2009.

**LOCATION:** 2823 E Franklin Ave  
**CLIENT:** Seward Co-op Grocery & Deli  
**PROJECT SCALE:** \$13 million  
**ARCHITECT:** Close Associates, Inc.  
**CONTRACTOR:** Watson-Forsberg  
**DATE:** 2009



Two additional residential properties adjacent to the primary site were acquired to solve issues with realignment of an alley, provision of adequate parking, and stormwater management. A rain garden, installed with help from the Mississippi Watershed Management Organization, captures up to a 100-year rain fall event on site.

