

CASE STUDY



PROJECT DETAILS

Project Name:
Grain Belt Terrace

Location:
Minneapolis, MN

Products Used:
Hollowcore Plank

General Contractor:
Eagle Building Company

Hollowcore Erector:
Zachman Precast, Inc.

County Prestress' Hollowcore Maximizes Usable Space in Urban Multifamily Development

Solutions: Hollowcore supports high load capacities across long spans; prestressed components shorten construction schedule

Located on the site of the former Grain Belt Brewery complex, the Grain Belt Terrace project alleviated housing shortages in an urban area while still preserving a piece of Minneapolis's history.

County Prestress supplied prestressed concrete plank and support materials for two luxury apartment buildings, which added 150 one-to-three bedroom units to the vibrant neighborhood. The two wood-framed apartment buildings share a single below-grade parking garage.

The site also includes the foundations of the Orth brewery, the city's first brewing facility, built in 1850. In recognition of the archaeological significance of the ruins, a pocket park was created on the site to preserve them.

Hollowcore is an ideal building material for residential projects in densely populated areas. With high load capacities over long spans, hollowcore plank requires fewer support columns, making room for more parking spaces. Its design also reduces building heights by concealing HVAC and wiring within its cores, maximizing usable vertical space.

In total, County Prestress supplied more than 50,000 SF of 12-inch depth hollowcore plank and solid slabs, more than 650 LF of columns, and nearly 2,000 LF of beams.

Hollowcore roof and floor systems enhance tenant safety and comfort with 3-hour fire ratings, acoustical dampening, and high energy efficiency. Low life cycle cost and ease of installation make it a cost-effective building material.



Ready-to-install components are manufactured to specification to accelerate the construction process. Production speed proved especially important for this project, which took place during a bitter Minnesota winter. By choosing prestressed components, which are manufactured in a climate controlled environment instead of being poured on-site, project leaders shaved several weeks from the construction schedule.

County Prestress' responsive project management team provided support through every phase of construction, helping to ensure timely completion of the project.



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