

## CASE STUDY

# Business Park Benefits from Anchor Walls

When CSM Corporation, specialists in real estate development and property management, decided to build within the Westgate Industrial Center in St. Paul, Minnesota, they envisioned a whole new look for the

surrounding urban landscape. The construction site for the business center sat on busy University Avenue, just a few hundred yards from several entrance ramps to major highways. With a bit of creativity, CSM believed the business center could provide a new, positive focal point in a high-traffic area sorely in need of beautification.

CSM planned to build four multi-tenant buildings. Luckily, the last CSM building to go up had a prime

corner location which presented a unique opportunity — create a high-impact entrance to the park in conjunction with the new construction. The Westgate Business Center Phase IV required a retaining wall solution to accommodate excavated fill for the 100,000



The wall includes several 90 degree angle corners, accomplished perfectly with Anchor Wall Systems retaining wall products.

squarefoot building. CSM enlisted Leonard Lampert Architects to design a wall to complement the building and enhance the area. It also had to be capable of supporting the building plus tenant and visitor parking in a tight area.

CSM asked for and got more than just a working wall. The Anchor Wall Systems structure consists of multiple terraced walls with a set elevation supporting more than 250 parking spaces. The tiers allow for maximum

landscaping, bringing green space to the surrounding industrial area and wraparound concrete sidewalks. The elevated parking lot is safely enclosed with attractive steel fencing atop the walls. A small curved retaining wall conceals an otherwise conspicuous manhole cover within a portion of the landscaped area, yet still gives municipal workers easy access.

Bruce Carland, leasing representative for CSM, says the wall fulfills an important function (parking) and aesthetic role for the area. "The University Avenue and Highway 280 intersection marks the main entrance to the industrial park, and CSM wanted to create a landmark entrance. We felt that a retaining wall and associated landscaping served that need."


CSM was pleased with the attractive, cost-effective solution delivered by Anchor products. Says Carland,



Flowering plants and decorative bushes adorn the tiered wall, enhancing the urban landscape.



Attractive steel fencing tops the walls to enclose the parking lot.

"The blocks and their design solved the problem of site fill, and optimized parking and the building area by allowing us to push the parking out with minimum setback from the street." In addition to saving the company money over other alternatives, the job was completed on time. As an added bonus, members of the surrounding community are pleased with the attractive new landmark. 

Location: Westgate Industrial Center, St. Paul, MN

Architect: Leonard Lampert Architects, Ham Lake, MN

Client: CSM Corporation, St. Paul, MN



This multi-level retaining wall project using Anchor Diamond® dresses up the perimeter of the new CSM commercial center.