

<b>Downtown East Project Phased Development Plan</b>								
<b>2014 - 2018</b>								
<b>List of Addresses</b>								
<b>Checklist #1</b>	<b>Checklist #1</b>				<b>Checklist #2</b>	<b>Checklist #3 &amp; #4</b>		
<b>Minneapolis Address/ PIN Number</b>	<b>APN</b>	<b>Minneapolis Comments</b>	<b>City of Minneapolis Permit/License</b>	<b>Permit Issued Date</b>	<b>Existing/Potential SAC Credits** Based only on City permitting records, with MCES making the final determination.</b>	<b>Proposed Redevelopment Project and Timeframe</b>	<b>Estimated SAC Credits Required for Redevelopment Project</b>	<b>Number of Potential SAC Units Per MCES Approval Dated , 2014</b>
<b>Block 1</b>								
713 3rd Street South (MSFA)	26-029-24-21-0083	WR 30x100x12 Parking garage	BWM I 19624	9/6/1979	0 credits	<b>Block 1</b> development includes a parking ramp of at least 1,610 stalls, with a 10 story 150-room Radisson Red hotel and a 17-story 200-unit apartment tower on the liner parcel and air rights plane.	No estimate at this time for SAC credits needed for the Block 1 development.	
713 3rd Street South (MSFA)	26-029-24-21-0083	Wrecking 486,918 cubic feet, commercial building	BWM I 22024	8/7/1989	11 credits			
719 3rd Street S. (MSFA)	26-029-24-21-0097	Wrecking 112,500 cubic feet, commercial building	BWM I 20702	8/12/1983	7 credits			
719 3rd Street S. (MSFA)	26-029-24-21-0097	Wrecking 112,500 cubic feet, commercial building	BWM I 20703	8/12/1983	9 credits			

728 4th Street South (MSFA)	26-029-24-21-0090	Wrecking 43,200 cubic feet, commercial building	BWM I 21494	6/19/1987	5 credits		
716 4th Street South (MSFA)	26-029-24-21-0086	WR 34x58x12 Commercial building	BWM I 19769	2/27/1980	0 credits		
700 4th Street S. (MSFA)	26-029-24-21-0085				8 credits		
701 3rd Street S. (MSFA)	26-029-24-21-0084						
<b>Block 2</b>							
301 Portland Ave. S. (Wells Fargo)	26-029-24-21-0091	WR 45x60x15 3-story commercial building	BWM I 17517	7/8/1974	3 credits	<b>Block 2</b> development includes a Wells Fargo 17-story office tower of approximately 356,000 sq. ft., retail space of approximately 14,000 sq. ft. on the street and skyway levels, and residential construction on the south and north sides of the office tower.	Approximately 157 SAC credits for the office tower and retail components and 35 SAC credits for the residential construction on the south side of the office tower. Total for initial phase of construction: 192
301 Portland Ave. S. (Wells Fargo)	26-029-24-21-0091	WR 115x58x28 Commercial	BWM I 18442	7/1/1976	0 credits		

300 Park Avenue (627 3rd Street S.) (Wells Fargo)	26-029-24-21-0013	Wrecking 81,000 cubic feet commercial building	BWM I 22058	8/29/1989	30 credits		
616 4th Street South (628 4th Street S.) (Ryan Companies)	26-029-24-21-0078	Wrecking 1,269,688 cubic feet, commercial building	BWM I 22026	8/8/1989	10 credits		
329 Portland Ave. S. (Wells Fargo)	26-029-24-21-0077				28 credits		
<b>Block 3</b>							
530 4th Street S. (500 4th Street S.) (Ryan Companies)	23-029-24-34-0080	Wrecking 1,029,950 Cubic feet Mfg., office , & warehouse	BWM I 24263	9/30/1996	0 credits	<b>Block 3</b> development includes a second Wells Fargo 17-story office tower of approximately 356,000 sq. ft., retail space of approximately 14,000 sq. ft. on the street and skyway levels, and residential construction on the south and north sides of the office tower.	Approximately 158 SAC credits for the office tower and retail components and 31 SAC credits for the residential construction on the south side of the office tower. Total for initial phase of construction: 189

<b>Block 4</b>									
416 Portland Avenue (Ryan Companies)	26-029-24-21-0088	Wrecking 157,500 cubic feet, commercial building	BWM I 21830	11/15/1988	2 credits	<b>Block 4</b> development includes approximately 120 market rate multi- family housing units on the westerly one- third of Block 4, with the remainder of the block dedicated for the urban park.	Approximately 137 SAC credits for the residential construction and 1 SAC credit for the retail component; for a total of 138 SAC credits.		
520 5th Street South (Ryan Companies)	26-029-24-22-0088	WR 130x44x12 Commercial building	BWM I 19691	11/7/1979	2 credits				
512 5th Street South (501 4th Street S.) (Ryan Companies)	26-029-24-22-0344	Wrecking 70,200 cubic feet, commercial building	BWM I 21154	10/18/1985	2 credits				
521 4th Street S. (Ryan Companies)	26-029-24-21-0052								
<b>Block 5</b>									
425 Portland Ave. S. (Ryan Companies)	26-029-24-21-0049				52 credits	<b>Block 5</b> development dedicated to the urban park.			

<b>Transferred SAC Credits</b>								
DEED submitted a MCES Major Credit Transfer - A form to transfer 308 SAC credits from the Mdewakanton Sioux Community to the Downtown East Project					308 credits These 308 credits can only be used with the two Wells Fargo towers on Blocks 2 and 3, and cannot be used for residential or retail components of the project.			
					<b>169 Total existing/potential SAC credits available for the PDP; plus the 308 transferred SAC credits for a total of 477 SAC credits.</b>		<b>Approximately 519 SAC credits will be needed for the Initial phase of construction for the office towers, retail and residential components.</b>	
<b>** Based on review of City permitting records only; MCES makes final confirmation/determination for actual credits.</b>								
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25-Apr-14								