



Request for City Council Committee Action from the Department of Community Planning & Economic Development

Date: September 12, 2006

To: Council Member Sandy Colvin Roy, Transportation and Public Works
Committee

Council Member Lisa Goodman, Community Development Committee

Subject: Amended Pedestrian Easement for Whitney Plaza

Recommendation: Authorize staff to execute an amended and restated easement for the Whitney Plaza, along with such other documents and agreements as are reasonably necessary to implement the easement.

Previous Directives: In 1985, the Minneapolis Community Development Agency authorized the execution of a redevelopment contract with the Standard Mill Limited Partnership that provided for a public pedestrian easement for a plaza to be built as part of the Whitney Hotel development. On August 5, 2005, the City Council (upon an appeal by Whitney Partners, LLC of a Minneapolis Heritage Preservation Commission action) approved an additional 30 enlarged window openings for the conversion of the Whitney Hotel into condominiums. On January 27, 2006, the City Council (upon an appeal by Whitney Partners, LLC of a City Planning Commission action) approved a Conditional Use Permit to allow an increase in the Whitney Historic Residences maximum height.

Prepared by: Ann Calvert, Principal Project Coordinator Phone: 673-5023

Approved by: Chuck Lutz, Deputy Director, CPED _____

Mike Christenson, Director of Economic Development _____

Permanent Review Committee (PRC) Approval Not Applicable

Note: To determine if applicable see <http://insite/finance/purchasing/permanent-review-committee-overview.asp>

Presenter in Committee: Ann Calvert

Financial Impact (Check those that apply)

- No financial impact (If checked, go directly to Background/Supporting Information).
- Action requires an appropriation increase to the Capital Budget or Operating Budget.
- Action provides increased revenue for appropriation increase.
- Action requires use of contingency or reserves.
- Business Plan: Action is within the plan. Action requires a change to plan.

Other financial impact (Explain):

Request provided to department's finance contact when provided to the Committee Coordinator.

Community Impact (use any categories that apply)

Neighborhood Notification: Not applicable

City Goals: Addresses the goal of an enriched environment through the continuation of a publicly accessible plaza along the Minneapolis riverfront.

Comprehensive Plan: Complies.

Zoning Code: Complies.

Other: Not applicable

Background/Supporting Information

The public-private redevelopment of the Whitney Mill Quarter in the mid-1980s included several components. The historic Crown Roller Mill and Ceresota Elevator were rehabilitated for office use, and the historic Standard Mill was rehabilitated by the Standard Mill Limited Partnership (Partnership) into the Whitney Hotel. The redevelopment contract between the Minneapolis Community Development Agency (MCDA) and the Partnership included the requirement that the Partnership build and maintain a plaza at the corner of Portland Avenue and West River Parkway that would be accessible to the public. To that end, in 1987 the MCDA and Partnership entered into an easement agreement under which the Partnership granted to the City of Minneapolis, acting by and through the MCDA, a permanent public access agreement over and to the plaza. Portions of the plaza that were devoted to uses associated with the adjacent hotel were excluded from the plaza terms.

Work is now under way to convert the Whitney Hotel into a condominium development known as the Whitney Landmark Residences. In order to provide parking for the condominium owners, the hotel plaza will be replaced by a parking deck that will be partially below-grade, with a new plaza to be constructed on top of the parking. CPED staff has been working with the developer, Whitney Partners, LLC, to arrive at plans for this reconfigured plaza that will continue to achieve the original goals of the original redevelopment agreement. The revised plaza design that has been approved by the CPED Deputy Director is shown on Exhibit A. The plan features paving patterns and planters that will interpret the locations of historic buildings previously located on the site.

This report recommends that staff be authorized to execute an amended and restated plaza easement that includes the following revised terms:

- The parties are updated from the MCDA and Standard Mill Limited Partnership to the City of Minneapolis and Whitney Partners, LLC;
- The revised plaza plan is substituted for the original plan; and
- The portions of the plaza that are excluded from the plaza easement terms are revised to reflect the new plaza layout (see Exhibit B). These areas are roughly comparable to the size of the areas excluded under the 1987 easement.

The rights granted by the 1987 easement to the MCDA on behalf of the City were transferred to the City along with the real estate and other assets transferred as part of the creation of the Community Planning and Economic Development Department. The on-going administration of this revised plaza easement (along with a companion easement granted by the Ceresota Mill Limited Partnership) will be shifted administratively from CPED to the Public Works Department.

EXHIBIT A

WHITNEY LANDMARK RESIDENCES PLAZA DESIGN



118 E. 24th Street
 Suite 300
 Minneapolis, MN 55404
 P: 612-478-8225
 F: 612-478-8132
 www.tanek.com

The Whitney
 150 Portland Avenue So.
 Minneapolis, MN, 55407

Whitney Partners, LLC
 170 1st Ave. North, Suite 900
 Minneapolis, MN 55401
 612.333.8333

RLK Kuusisto LTD
 5110 Blue Oxen Drive
 Suite 1000
 Minneapolis, MN 55412
 612.333.1138

Stroh Engineering
 1120 Shady Hollow
 Mendota Heights, MN 55120
 612.436.8200

Steen Engineering
 1000 Hennepin
 Minneapolis, MN 55403
 612.338.6142



1. Heavy construction notes
 2. Existing building notes
 3. Existing building notes
 4. Existing building notes
 5. Existing building notes
 6. Existing building notes
 7. Existing building notes
 8. Existing building notes
 9. Existing building notes
 10. Existing building notes

Contract No. 23542
 Drawing No. 100

scale	1" = 20'
revision	
revision	02.18.06
pdf approval	02.18.06
site plan review	07.14.06
project set	08.02.06
reference plan	

R1.0

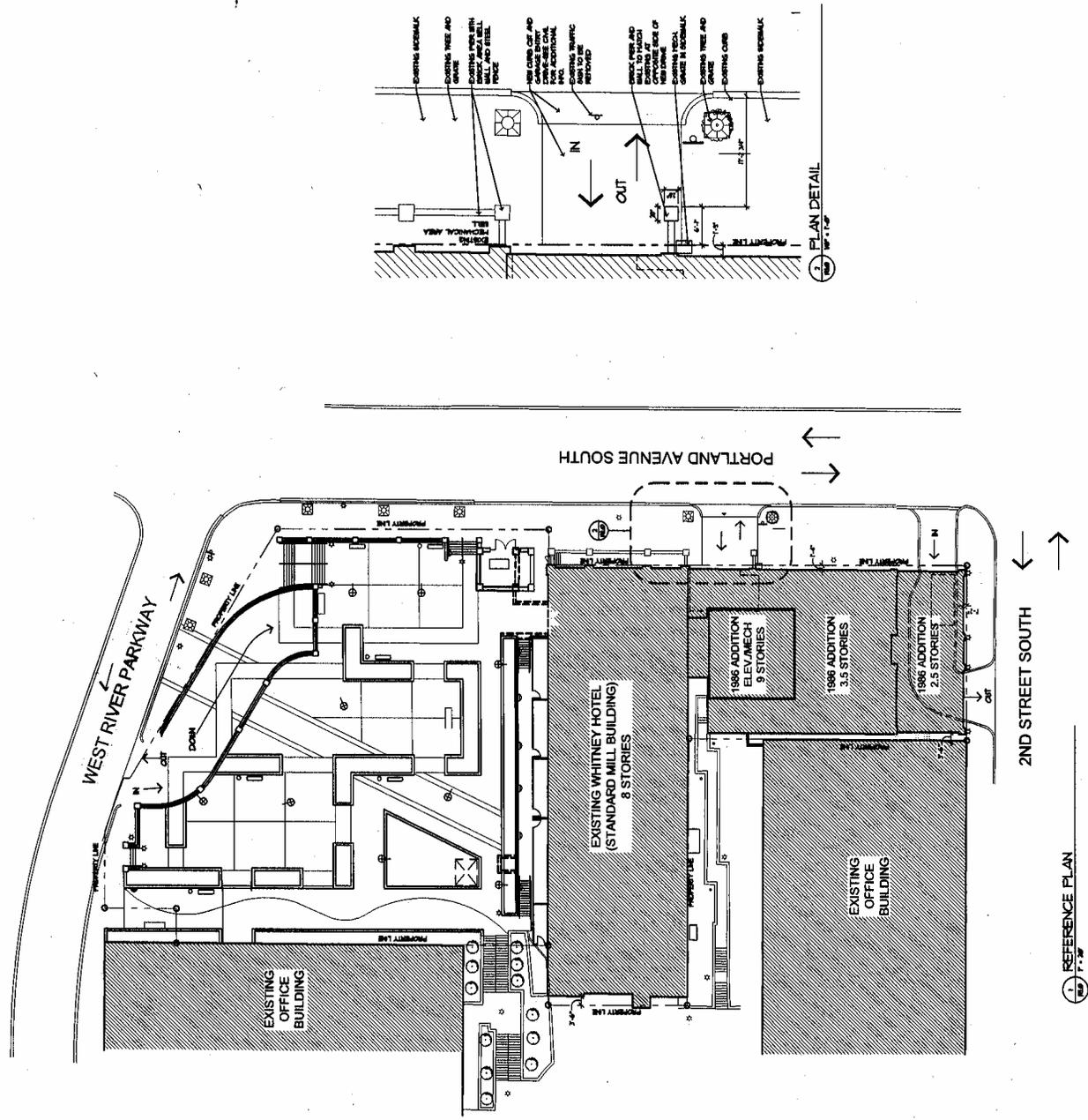
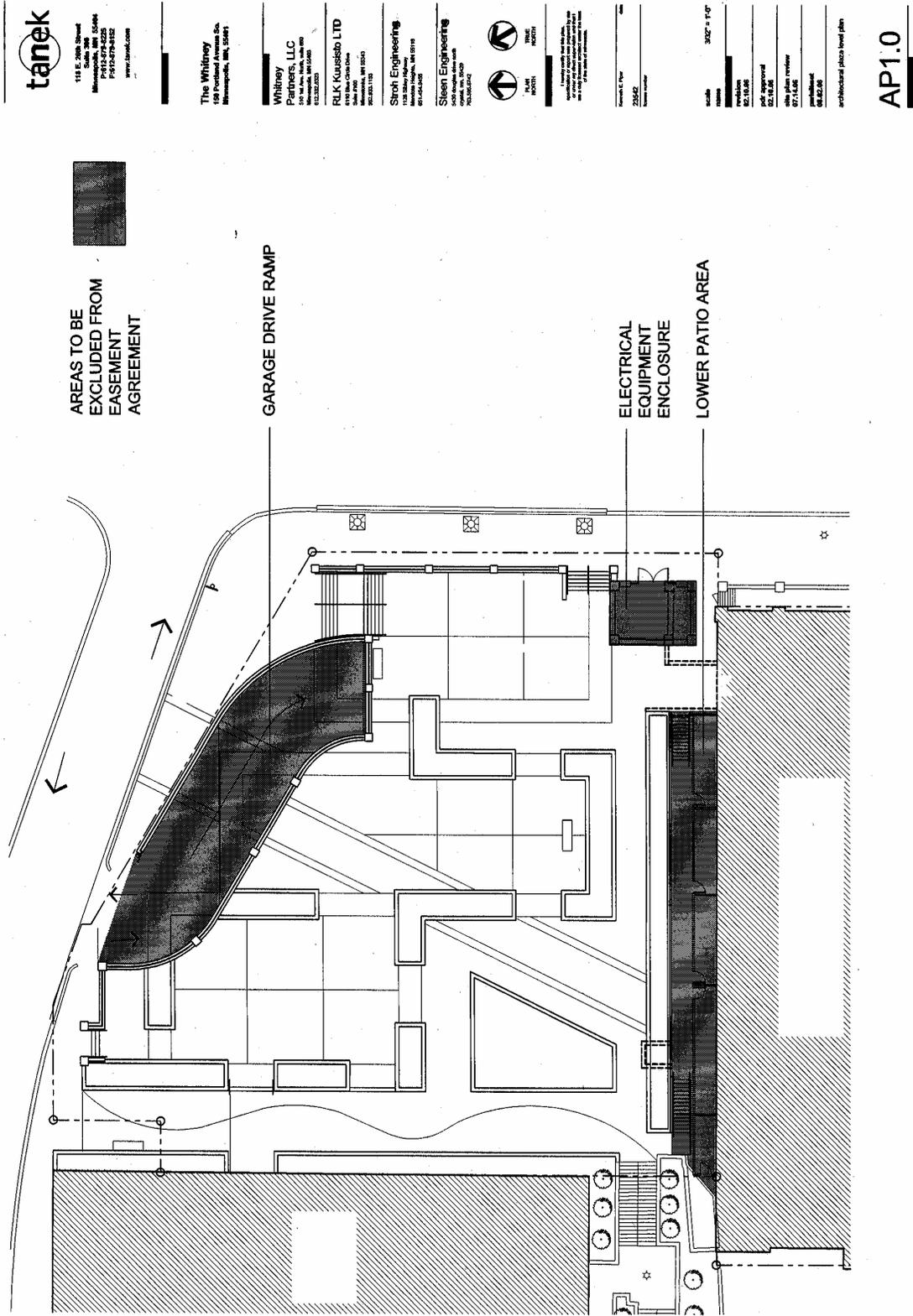


EXHIBIT B

AREAS TO BE EXCLUDED FROM TERMS OF PLAZA EASEMENT



111 E. 25th Street
 Suite 200
 Minneapolis, MN 55404
 Phone: 612-339-8322
 Fax: 612-339-8322
 www.tanek.com

The Whitney
 159 Portland Avenue So.
 Minneapolis, MN, 55401

Whitney Partners, LLC
 159 Portland Avenue So.
 Minneapolis, MN 55401
 753.232.2325

RLK Kuusisto LTD
 4100 Blue Cross Drive
 Minneapolis, MN 55413
 612.338.1115

Stroff Engineering
 1123 24th Avenue N
 Minneapolis, MN 55412
 612.424.2222

Sleen Engineering
 500 North Hennepin Avenue
 Minneapolis, MN 55412
 612.338.2828



1. This drawing is for the use of the client and is not to be used for any other purpose without the written consent of the architect.

Contract # 23452
 Name: [Redacted]

Scale	3/32" = 1'-0"
Date	02.10.20
Project	02.10.20
Plot Approval	02.10.20
City/County Review	02.10.20
Final Approval	02.10.20
Architect/Plaza Level Plan	

AP1.0