

Department of Community Planning and Economic Development – Planning Division
Final RLS-24

Date: December 13, 2004

Applicant: Ryan Companies

Address of Property: 826 & 1010 East Lake Street, 2901 10th Avenue South, and 2843 Elliot Avenue South, 826 East Lake Street, 2901 10th Avenue South, 2911 11th Avenue South

Contact Person and Phone: Judy Hermanson, (612) 492-4280

Planning Staff and Phone: Hilary Watson, (612) 673-2639

Ward: 8 Neighborhood Organization: Midtown Phillips

Existing Zoning: R2B and C3A

Proposed Use: Planned Commercial Development, a hotel, multiple-family housing and surface parking

Concurrent Review:
Final RLS-24, vertical

Background: The development site is located in the Midtown Phillips Neighborhood. There are several aspects of this development. The existing 1928 Sears building will be renovated. Within the building there will be office space, commercial uses and 315 dwelling units, both for-sale condominiums and rental apartments. As part of the redevelopment of the former Sears site, the applicant is also proposing to construct a parking ramp that will be located on the southeast corner of 10th Avenue South and East 29th Street. The parking ramp will be connected to the 1928 building via a tunnel underneath 10th Avenue South. The applicant will also be restructuring the surrounding parking lots and landscaping them to the City's standards.

There will be a 150-room hotel constructed immediately south of the Midtown Greenway between Chicago Avenue South and vacated Elliot Avenue South. Within the hotel there will be a small restaurant, meeting and conference rooms and retail space. The 1928 building will be connected to the hotel via an underground hallway and to Abbott Northwestern Hospital via a covered walkway.

The existing surface parking lot located on the southeast corner of 11th Avenue South and East 29th Street will be reconfigured and utilized by employees, tenants and guests of the larger development.

Project for Pride in Living will be constructing a housing development located on the southwest corner of the intersection of 11th Avenue South and East 29th Street. The proposed development will be built in an "L" shape and will wrap around two sides of the proposed parking ramp that is being built as part of the larger Midtown Exchange development. There will be a total of 53 dwelling units within the building.

Development Plan: The site plan is attached.

Community Planning and Economic Development Department – Planning Division

Final RLS-24

RECOMMENDATIONS

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Registered Land Survey:

The City Attorney’s office has indicated that it appears that the required monuments have been placed and that the required affirmations are stated on the face of the land surveys. It is the opinion of the City Attorney’s Office that the land survey is satisfactory and meets statutory requirements.

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **approve** the final RLS application for the Midtown Exchange development located at 826 & 1010 East Lake Street, 2901 10th Avenue South, and 2843 Elliot Avenue South, 826 East Lake Street, 2901 10th Avenue South, 2911 11th Avenue South.