

**City of Minneapolis**  
**Department of Community Planning and Economic Development**  
250 S. 4<sup>th</sup> Street, Room 300 PSC  
Minneapolis, MN 55415-1385

---

**MEMORANDUM**

---

DATE: April 25, 2013  
TO: City Planning Commissioners – Committee of the Whole  
FROM: Becca Farrar, Senior City Planner  
SUBJECT: 4 Marq – 400 Marquette Avenue

---

Mortenson Development is proposing to construct a new 30-story, 302 foot tall mixed-use development that includes 262 market-rate apartments, 217 above-grade parking spaces and approximately 4,000 square feet of ground level retail along South 4<sup>th</sup> Street on the property located at 400 Marquette Avenue.

The applicant proposes to re-use the existing foundation walls of the below grade parking structure located on the premises. The first floor would accommodate retail space along the majority of the street frontage along South 4<sup>th</sup> Street and the residential entrance lobby would be located mid-block off of Marquette Avenue. Floors 2-7 would accommodate the accessory off-street parking that would be provided for the development with access off of South 4<sup>th</sup> Street. The existing alley would accommodate trash, deliveries and loading.

The development would include several amenities including a ground level outdoor pet exercise area, outdoor terraces on the 8<sup>th</sup> floor and an extensive roof-top deck that is partially enclosed. Additional amenities would include a 24-hour concierge, business center, management office, fitness center, pet grooming station, bicycle/tenant storage and several gathering rooms.

The exterior materials would be composed of a modern grid of precast concrete panels with accents of anodized aluminum sections. A double-layer ribbed, perforated metal panel would clad the parking levels. The building has been designed to accommodate future skyway access on the second floor that would link to the Nic on 5<sup>th</sup> Project located directly adjacent to the proposed development on the same block as well as future skyway access across South 4<sup>th</sup> Street should the block, currently a large surface parking lot, be redeveloped.

Formal land use applications have not been submitted to date; however, based on a cursory review of the proposal, the following land use applications appear necessary based on the proposed development:

- Site plan review.

CPED staff has concerns regarding the exterior treatment of the above-grade parking proposed on floors 2-7. The exterior cladding of these floors, while still allowing proper ventilation for an open air parking garage that complies with the building code, must be screened in an effective manner. The applicant will provide material samples at the COW meeting in order to demonstrate the effectiveness of the proposed cladding.