

## Department of Community Planning and Economic Development

250 South Fourth Street, Room 300  
Minneapolis, MN 55415-1385  
(612) 673-2639 Phone  
(612) 673-2526 Fax  
(612) 673-2157 TDD

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### MEMORANDUM

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DATE: August 29, 2013

TO: Committee of the Whole of the City Planning Commission members

FROM: Hilary Dvorak, Principal City Planner

SUBJECT: Downtown East Development - five-block area in downtown Minneapolis, with three blocks bounded by South 3<sup>rd</sup> Street, 5<sup>th</sup> Avenue South, South 4<sup>th</sup> Street, and Chicago Avenue South. The additional two blocks are bounded by South 4<sup>th</sup> Street, 5<sup>th</sup> Avenue South, South 5<sup>th</sup> Street, and Park Avenue South.

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Ryan Companies is proposing to redevelop five blocks on the east side of Downtown. Three of the blocks are bounded by South 3<sup>rd</sup> Street, 5<sup>th</sup> Avenue South, South 4<sup>th</sup> Street, and Chicago Avenue South and the two additional blocks are bounded by South 4<sup>th</sup> Street, 5<sup>th</sup> Avenue South, South 5<sup>th</sup> Street, and Park Avenue South.

The Planned Unit Development will be built in a number of phases. The first phase of the development will include development of two mixed-use buildings including ground level and skyway level commercial space, residential units, enclosed loading and parking areas and office space. The two buildings will be mirror images of one another and will be built between South 3<sup>rd</sup> Street, 5<sup>th</sup> Avenue South, South 4<sup>th</sup> Street and Park Avenue. The development on these two blocks will be located towards the southern portion of the blocks leaving the northern portion of the blocks for future development. What happens on the northern portion of these two blocks until the future development occurs is still being discussed. The applicant has expressed interest in constructing surface parking; however, CPED has concerns about allowing surfacing parking to remain on these two blocks.

The housing components on these two blocks will consist of four levels of dwelling units above one level of commercial space. This portion of the development will be constructed as a separate building for building code purposes but will be internally connected to the office building. The office portions of the development will occupy floors six through 17 in both buildings. Floors one through five will be occupied by the office lobbies, loading bays and above ground structured parking garages for the residential units.

On the block between South 3<sup>rd</sup> Street, Park Avenue, South 4<sup>th</sup> Street and Chicago Avenue an above ground parking garage will be constructed. There will be over 1,200 parking spaces in this garage, which will be used in conjunction with activities taking place at the new Minnesota Multi-Purpose Stadium. The Minnesota Sports Facilities Authority, the owner of the new stadium, and Ryan Companies are still negotiating the terms for this block but it is envisioned that there would be a mixed-use building constructed on the south side of the parking garage to help screen it on this side. The other three sides of the parking garage will be screened using a variety of materials including living walls.

Skyways are proposed to connect the three new buildings to the existing Jerry Haaf parking garage. The skyways would ultimately connect to the new stadium but the design and layout for those skyways is still being discussed. Ryan Companies will be meeting with the Skyway Advisory Council in September to discuss their plans.

Ryan Companies is proposing to redevelop the two blocks between South 4<sup>th</sup> Street, 5<sup>th</sup> Avenue South, South 5<sup>th</sup> Street and Park Avenue South into a park. They do not intend to own or operate the park but have indicated that they would seed and/or sod the two blocks in order to establish the foundation for a new park. Sidewalks and street lights would also be installed around the two blocks. Currently, both Park Avenue and Portland Avenue are proposed to be vacated in order to create a linear park that would eventually connect to the proposed plaza outside of the new Minnesota Multi-Purpose Stadium. Both Hennepin County and the City of Minneapolis are in discussions with Ryan Companies about the potential street closures. A traffic analysis has been completed as part of the environmental review process.

Given the size of the development a state mandated environmental review is required for the development. The City of Minneapolis is the Responsible Governmental Unit (RGU). The City ordered that an Alternative Urban Areawide Review (AUAR) be conducted for the project. The draft AUAR has been completed and the 30-day comment period started on August 19<sup>th</sup> and ends on September 19<sup>th</sup>. After the comment period is over the City Council will need to make a determination on the adequacy of the document.

CPED staff has not completed a detailed analysis of what land use applications will be required for this development. At a minimum, a conditional use permit to allow the Planned Unit Development and a site plan review will be required. At the time of writing this memo, the applicant has not submitted a land use application; however, it is anticipated that this development will be before the City Planning Commission on November 12<sup>th</sup>. CPED staff is anticipating another review at an upcoming Committee of the Whole meeting.