

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

MEMORANDUM

DATE: October 17, 2013

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

FROM: Hilary Dvorak, Principal City Planner 

SUBJECT: Downtown East Development - 627, 701, 713 and 719 3rd Street South, 500, 501, 521, 628, 700, 716 and 728 4th Street South, 301, 329, 416 and 425 Portland Avenue, 520 5th Street South and 350 Park Avenue.

Ryan Companies is proposing to redevelop five blocks on the east side of Downtown. Three of the blocks are bounded by South 3rd Street, 5th Avenue South, South 4th Street, and Chicago Avenue South and the two additional blocks are bounded by South 4th Street, 5th Avenue South, South 5th 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 3rd Street, 5th Avenue South, South 4th 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. Ryan Companies is anticipating building a housing development on the northern portion of each block.

The housing components on these two blocks will consist of four levels of dwelling units above one level of commercial space. There would be a total of 39 dwelling units in each building. 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 five through 16 in both buildings. Floors one through four will be occupied by the office lobbies, loading bays and above ground structured parking for the residential units. The overall size of each office tower is 748,498 square feet (678,934 square feet without parking).

On the block between South 3rd Street, Park Avenue, South 4th Street and Chicago Avenue an above ground parking garage will be constructed. There will be over 1,500 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 from South 4th Street. The other three sides of the parking garage will be screened using a variety of materials including living walls. The zoning code requires commercial, residential, office or hotel uses located between the parking garage and any public sidewalk, except where frontage is needed to provide vehicular and pedestrian access to the facility. The applicant is not proposing to have active uses between the parking garage and the public sidewalk.

Skyways are proposed to connect the three new buildings to the existing Jerry Haaf parking garage, which connects to the extensive downtown skyway network. The skyways would ultimately connect to the new stadium but the design and layout for those skyways is still being discussed. Ryan Companies met with the Skyway Advisory Council in September to discuss their plans. The Skyway Advisor Council conceptually approved their plans.

Ryan Companies is proposing to develop park space on the majority of the two blocks between South 4th Street, 5th Avenue South, South 5th Street and Park Avenue South. 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. Originally, the applicant had proposed to vacate both Park Avenue and Portland Avenue in order to create a linear park that would eventually connect to the proposed plaza outside of the new Minnesota Multi-Purpose Stadium. Due to concerns expressed by both Hennepin County and the City of Minneapolis this is no longer being pursued.

Ryan Companies is now proposing to develop the western one-third of the park block into 125 units of housing. This building will have one level of below-ground parking.

The applications that have been identified for the development include:

- Conditional use permit for a Planned Unit Development
- POSSIBLE Variance of plaza standards
- Site plan review
- Admin review of plazas
- Travel Demand Management Plan

The Planned Unit Development alternatives that are needed for the project include:

- Maximum height of structures
- Sign Standards

A total of 20 points worth of amenities are required for the Planned Unit Development. Ryan Companies is proposing to include the following:

- LEED
- Outdoor open space
- Energy efficiency
- Living wall system
- Shared vehicle
- Enhanced landscaping
- Enhanced stormwater management
- Recycling storage area
- Plaza