

**Department of Community Planning and Economic Development (CPED)**  
Registered Land Survey  
RLS-71

**Date:** February 3, 2014

**Applicant:** Rick Collins with Ryan Companies US

**Address of Property:** 627, 701, 713 and 719 3<sup>rd</sup> Street South, 500, 501, 521, 628, 700, 716 and 728 4<sup>th</sup> Street South, 301, 329, 416 and 425 Portland Avenue, 520 5<sup>th</sup> Street South and 350 Park Avenue

**Project Name:** Downtown East

**Contact Person and Phone:** Rick Collins with Ryan Companies US, (612) 359-0601

**CPED Staff and Phone:** Hilary Dvorak, (612) 673-2639

**Date Application Deemed Complete:** January 9, 2014

**End of 60-Day Decision Period:** March 10, 2014

**End of 120-Day Decision Period:** Not applicable for this development

**Ward: 7**      **Neighborhood Organization:** Downtown East, Downtown Minneapolis Neighborhood Association and adjacent to Elliot Park

**Existing Zoning:** B4N, Downtown Neighborhood District, B4S-2, Downtown Service District and DP Downtown Parking Overlay District

**Proposed Zoning:** Not applicable for this development

**Zoning Plate Number:** 19

**Legal Descriptions:** Not applicable for this development

**Proposed Use:** Planned unit development that includes approximately 1.5 million square feet of office space, approximately 20,000 square feet of commercial space, 203 dwelling units and a principal parking facility

**Concurrent Review:**  
**Final Registered Land Survey (RLS-71).**

**Applicable zoning code provisions:** Chapter 598, Land Subdivision Regulations.

**Background:** 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

Department of Community Planning and Economic Development  
RLS-71

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. The Planned Unit Development (PUD) will be built in a number of phases. The first phase of the development will include the development of two mixed-use buildings, a stand-alone residential building, an above ground parking garage and a public park.

Within the two mixed-use buildings there will be office space, ground level and skyway level commercial space, residential units, an enclosed loading area and above ground structured parking. The overall size of each mixed-use building will be 818,062 square feet (648,934 square feet without parking). 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. Floors one through four will be occupied by the office lobbies, loading bays and above ground structured parking for the residential units. There will be a total of 75 parking spaces located in each building. The office portions of the development will occupy floors five through 16 in both buildings. There will be a total of 699,835 square feet of office space in each building. The anticipated user of each office tower is Wells Fargo. It has been reported that between 5,000 and 6,000 employees will office out of this location. The housing components within the two mixed-use buildings 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. The residential 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 mixed-use buildings 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 sometime in the future. Any future development on these sites would require an amendment to the PUD.

The stand-alone residential building will be constructed on the western one-third of the block bounded by South 4<sup>th</sup> Street, 5<sup>th</sup> Avenue South, South 5<sup>th</sup> Street and Portland Avenue. The building will consist of seven levels of dwelling units above two levels of underground parking. The seventh level is only a partial level on the southern end of the building. There would be a total of 125 dwelling units in the building and 101 parking spaces. On the northern end of the building there will be an entry lobby, a leasing office and a fitness center. These building amenities will be made available to the residents who also live in the dwelling units located in the mixed-use buildings. There will also be approximately 2,700 spare feet of retail and/or amenity space on the north end of the building.

The above ground parking garage will be constructed on the block between South 3<sup>rd</sup> Street, Park Avenue, South 4<sup>th</sup> Street and Chicago Avenue. There will be 1,625 parking spaces in the garage, which will be used in conjunction with activities taking place at the new Minnesota Multi-Purpose Stadium. The Minnesota Sports Facilities Authority (MSFA) will ultimately own this parking garage. The MSFA and Ryan Companies are still negotiating the terms of the sale 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 4<sup>th</sup> Street. Any future development on this site would require an amendment to the PUD. Given this, the majority of the south building wall will be constructed out of painted concrete block. The other three sides of the parking garage will be screened using a variety of materials including living walls. The zoning code requires principal parking garages to be located below grade except where the parking garage includes integrated transit facilities. The Stadium Implementation Committee reviewed the concept of a parking garage on this site. Through this review, the Stadium Implementation Committee exempted the parking garage from meeting the below grade requirement. The zoning code

also 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 Stadium Implementation Committee did not exempt the parking garage from meeting this requirement. The applicant is not proposing to have active uses between the parking garage and the public sidewalk but they are reserving space for future commercial, residential, office or hotel uses along Chicago Avenue and South 3<sup>rd</sup> Street. The above ground parking garage is considered stadium-related infrastructure under the stadium legislation passed by the State of Minnesota.

Skyways are proposed to connect the two mixed-use buildings and the above ground parking garage to the existing Jerry Haaf Memorial Ramp, which connects to the existing downtown skyway network. The skyways would ultimately connect to the new stadium but the design and layout for those skyways is still being discussed by the MSFA. 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 a public park on the majority of 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. They do not intend to own or operate the park but they have indicated that they will seed and/or sod the land in order to establish the foundation for a new public park. Sidewalks and street lights will 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.

### **FINAL REGISTERED LAND SURVEY** – RLS-71

#### **Required Findings:**

**1. The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan.**

The applicant is proposing to replat several lots into several new tracts. Individual lots within PUD's are exempt from the public street frontage requirement of section 598.230 and the design requirements of sections 598.240 and 598.250. The subdivision is in conformance with the design requirements of the land subdivision regulations.

Section 598.260 Planned unit developments and cluster design, requires the design of a subdivision for a planned unit development or cluster development to implement the site plan as approved by the Planning Commission and shall include a deed restriction designating the following:

**1. The relationship between all common spaces and each individual lot (rights in the common spaces and proportionate ownership accruing to the individual lot).**

The applicant will own all of the land where the mixed-use and stand-alone buildings will be constructed so this provision is not necessary. The City of Minneapolis will eventually purchase

the land for the public park and the Minnesota Sports Facilities Authority (MSFA) will ultimately own the above ground parking garage.

**2. Provision for access to each lot that does not have frontage on a public street.**

All of the lots will have frontage on a public street.

**3. A requirement that an owner's association be created. The duties and responsibilities of the owner's association shall include maintaining the elements of the cluster development as authorized under the zoning ordinance or other applicable regulations.**

The applicant will own all of the land where the mixed-use and stand-alone buildings will be constructed so this provision is not necessary. The City of Minneapolis will eventually purchase the land for the public park and the Minnesota Sports Facilities Authority (MSFA) will ultimately own the above ground parking garage.

**4. A provision that the taxes, special assessments, and other charges and fees that would normally be levied against the common spaces shall be levied against the individual lot occupied or to be occupied by buildings in direct proportion to the interest that is stated in the deed restriction and shall provide that such levies shall be a lien against the individual lots.**

The applicant will own all of the land where the mixed-use and stand-alone buildings will be constructed so this provision is not necessary. The City of Minneapolis will eventually purchase the land for the public park and the Minnesota Sports Facilities Authority (MSFA) will ultimately own the above ground parking garage.

**5. A requirement that any disposition of any of the common property situated within the cluster development shall not be made without the prior approval of the Planning Commission.**

If an amendment is made to the PUD the proposed amendments shall be reviewed and approved by the City Planning Commission.

**2. The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.**

The applicant is proposing to replat several lots into several new tracts.

**3. All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.**

Department of Community Planning and Economic Development  
RLS-71

The land intended for building can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard. The site is relatively flat.

**4. The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.**

The parcels created by this application present no foreseeable difficulties for this development. No significant alterations to the land appear necessary.

**5. The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.**

The Sewer Division of the Public Works Department will review and approve the drainage and sanitary system plans for this development prior to building permits being issued.

## **RECOMMENDATIONS**

### **Recommendation of the Department of Community Planning and Economic Development for the preliminary registered land survey:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the final registered land survey application for the property located at 627, 701, 713 and 719 3<sup>rd</sup> Street South, 500, 501, 521, 628, 700, 716 and 728 4<sup>th</sup> Street South, 301, 329, 416 and 425 Portland Avenue, 520 5<sup>th</sup> Street South and 350 Park Avenue.

### **Attachments:**

1. Zoning Map
2. Site plan
3. Final RLS
4. Memo from the Minneapolis Department of Public Works