



# CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #1  
 September 29, 2014  
 RLS-75

## LAND USE APPLICATION SUMMARY

*Property Location:* 500 4<sup>th</sup> Street South, 329 Portland Avenue, 301 Portland Avenue, 627 3<sup>rd</sup> Street South and 628 4<sup>th</sup> Street South

*Project Name:* Downtown East

*Prepared By:* [Hilary Dvorak](#), Principal Planner, (612) 673-2639

*Applicant:* Ryan Companies, Inc.

*Project Contact:* Tony Barranco with Ryan Companies, Inc.

*Request:* Vertical Registered Land Survey for Blocks 68 and 69 in the Downtown East Planned Unit Development

*Required Applications:*

<b>Registered Land Survey</b>	Preliminary Registered Land Survey for the properties located at 500 4 <sup>th</sup> Street South, 329 Portland Avenue, 301 Portland Avenue, 627 3 <sup>rd</sup> Street South and 628 4 <sup>th</sup> Street South. The purpose of the RLS is to create different tracts for ownership purposes.
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## SITE DATA

<b>Existing Zoning</b>	Block 68 (west block) – B4S-2, Downtown Service District and DP Downtown Parking Overlay District Block 69 (east block) - B4N, Downtown Neighborhood District and DP Downtown Parking Overlay District
<b>Lot Area</b>	Block 68 (west block) – 66,892 square feet – 1.54 acres Block 69 (east block) – 66,771 square feet – 1.53 acres
<b>Ward(s)</b>	3
<b>Neighborhood(s)</b>	Downtown East, adjacent to Elliot Park
<b>Designated Future Land Use</b>	Block 68 (west block) – Commercial and Block 69 (east block) – Mixed Use
<b>Land Use Features</b>	Growth Center (Downtown)
<b>Small Area Plan(s)</b>	<a href="#">Downtown East/North Loop Master Plan</a>

<b>Date Application Deemed Complete</b>	August 29, 2014	<b>Date Extension Letter Sent</b>	Not Applicable
<b>End of 60-Day Decision Period</b>	Not Applicable	<b>End of 120-Day Decision Period</b>	December 27, 2014

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The site is located on the east side of Downtown. The two blocks are bounded by South 3<sup>rd</sup> Street, 5<sup>th</sup> Avenue South, South 4<sup>th</sup> Street, and Park Avenue. Both blocks are currently under construction.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The site is surrounded by office and commercial buildings, residential development of varying densities, the Hennepin County Medical Center, the Minnesota Multi-purpose Stadium site and structured and surface parking facilities. The site is located in the Downtown East neighborhood.

**PROJECT DESCRIPTION.** Ryan Companies is proposing to redevelop five blocks on the east side of Downtown. 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 below ground structured parking. The overall size of each mixed-use building will be approximately 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. 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 applicant has submitted a vertical Registered Land Survey (RLS). The applicant is proposing to vertically subdivide the two mixed-use buildings in order to create different ownership tracts for leasing purposes.

**RELATED APPROVALS.** In November of 2013, the City of Minneapolis approved the first phase of the Downtown East PUD. In February of 2014, the City of Minneapolis approved a RLS for the five blocks with the PUD. This RLS subdivided the land into different tracts.

**PUBLIC COMMENTS.** No comments have been submitted in regards to this application. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### PRELIMINARY/FINAL REGISTERED LAND SURVEY

The Department of Community Planning and Economic Development has analyzed the application for a Preliminary and Final Plat based on the following [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 vertically subdivide the proposed buildings into different tracts for ownership purposes. 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 buildings will be constructed so this provision is not necessary.

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 buildings will be located so this provision is not necessary.

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 buildings will be located so this provision is not necessary.

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 vertically subdivide the proposed building into different tracts for ownership purposes. This will not have any impact on surrounding property.

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.*

The land intended for building can be used safely without endangering the 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 Surface Water and Sewers 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 Preliminary Registered Land Survey application for the properties located at 500 4<sup>th</sup> Street South, 329 Portland Avenue, 301 Portland Avenue, 627 3<sup>rd</sup> Street South and 628 4<sup>th</sup> Street South.

## ATTACHMENTS

1. Overall project description submitted by the applicant
2. Responses to the RLS findings submitted by the applicant
3. Zoning map
4. Site plan
5. RLS
6. Responses from Public Works and the City Attorney's Office
7. Correspondence

## OVERALL PROJECT

*Blocks 68 & 69*

The Downtown East redevelopment is a bold, exciting plan designed to transform Minneapolis. The vision is to leverage the existing and planned infrastructure of the new "People's Stadium" and the light rail lines to re-purpose a zone of surface parking lots into a thriving, livable, and modern neighborhood.

At the heart of it all, an iconic three-block linear green space, a sort of Central Park for the Little Apple, will tie the new development to the Stadium, Central Business District, and surrounding neighborhoods of the Mills District, Elliot Park, and Downtown East. This invaluable recreational amenity will be available year-round and serve as an outdoor haven for office workers, residents, Vikings fans, and visitors.

The four new blocks of buildings are planned along Fourth Street, creating a dramatic urban edge to the park, connecting the front door of the new Stadium to the Central Business District. The diverse mixture of uses will enhance the richness of the neighborhood and pedestrian experience as well as the security of the public space through good Environmental Design.

The uses include 1,000,000+ rentable square feet of office space designed as a new home for Wells Fargo, coupled with hundreds of market-rate rental housing units, skyway and street level retail, and a skyway-connected parking structure.

The new home for Wells Fargo is divided into two mirror-imaged buildings on either side of Portland Avenue. The buildings are sensitively massed to hide parking ramps that serve the adjacent residences, and they soften the park edge by setting the office buildings back from the park, keeping the five-story residential buildings forward.

The street level is actively lined with retail spaces and includes widened, tree-lined sidewalks with room for outdoor seating and generous plantings. The twin buildings' gracious entry plazas meet the office towers at grade, creating unique and impressionable park entries on either side of Portland Avenue.

These gateway towers frame the connection along Portland Avenue from the new park to the historic riverfront and Stone Arch Bridge. This striking image will be visible to millions on game day, work day, and every other day, highlighting the beauty of Minneapolis, its connection to the past, and its progressive attitude toward the future.

## OFFICE TOWERS

*Blocks 68 & 69*

The office building exterior aesthetic takes contextual cues from the art deco tradition of Minneapolis, strengthening and reinforcing this already strong sense of character and place. In parallel, the buildings incorporate the most advanced technologies available for office design today, including but not limited to a project sustainability goal of LEED Platinum Certification.

This combination creates a new and innovative design that is appropriate and complimentary to the City. The first floor of the buildings will include dedicated Wells Fargo branded lobbies equipped with bike storage, showers, loading docks, and security services. Beyond the security checkpoints, dedicated elevators will take employees to the office floors above. The second floor will connect the lobby both visually and physically (via escalator and elevator) to the city skyway system.

This integration into the skyway system offers employees conditioned access to nearby parking, residences, retail spaces, and countless other urban amenities. Floors three and four will primarily serve the residential uses in the building. Floors five through sixteen include column-free, efficient and flexible office floor plates which will serve as the workplace for five to six thousand Wells Fargo employees.

Continuous window walls will provide excellent natural lighting and unparalleled views of the skyline, park, river, and Stadium. Precast concrete spandrel panels add needed shade and thermal mass to the building, greatly enhancing energy efficiency.

To take advantage of this unique setting and views, the top floor of the building will offer access to a rooftop terrace and a small but special collaborative space designed to attract and retain employees. This new home for Wells Fargo will be one of the largest and most significant redevelopments in Minneapolis history.

When combined with the new Stadium and park, this project will transform thirteen relatively lifeless, under-utilized blocks into friendly, thriving spaces that the people of Minneapolis and beyond can embrace and enjoy for generations to come.

## RESIDENTIAL

*Blocks 68, 69 & 75*

The Residential portion of the project encompasses a total of 5 buildings on 3 blocks. Phase 1 of the housing includes 2 liner buildings on the south side of blocks 68&69 referred to as the "south residential" and the "Park" building located on the west 1/3 portion of block 75. The first phase will provide approximately 200 luxury rental units with a total square footage of approximately 280,000sf. Phase 2 includes residential pad sites on the North portion of blocks 68&69 for future development.

"South Residential" lining the south façade of the office towers on blocks 68 & 69, these buildings are comprised of twin 5 story skyway connected retail/ residential buildings. The first floor of each building contains Retail and a few walk up townhomes. Above this are 4 additional levels of rental units and connections to both the skyway system and parking located within the office tower.

"Park building" prominently located at the end of the proposed park development the 6 story luxury rental apartment building contains amenity space and management for the south residential buildings as well. 2 levels of underground parking are contained within the 110' x 330' site. The ground level will feature walk up units with large terraces facing the park and downtown skyline.

## PARKING RAMP

*Block 70*

The parking component of the project consists of a six-level above grade parking structure. This 1,300+ parking stall structure is designed with a dual-purpose in mind, to serve Wells Fargo employees and other downtown workers during the work week, and visitors to the forthcoming stadium during events on evenings and weekends.

The large scale and imposing facade of a traditional parking structure is minimized by the use of a living wall system on the exterior facade. To meet NFL requirements for parking level of service, the ramp utilizes a double-helix traffic pattern with speed ramps from levels one to three. This allows for the entire ramp to be emptied in under 30 minutes.

Direct skyway connection to the office towers as well as the stadium ensure that this parking facility will be utilized 24/7/365, considerably more than the surface parking lots that have been substantially under utilized over the last 30 years.

**TO** Hilary Dvorak  
**DATE** 08/29/2014  
**FROM** Ryan Companies US, Inc.  
**SUBJECT** Preliminary Subdivision Application  
**CC** Mike Ryan  
Judy Hermanson  
Tony Barranco  
Michael Williams

**Plats and Registered Land Surveys 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 subdivision is consistent with the applicable zoning ordinance regulations, and general land use, housing, economic development, environment, open space and parks, and urban design policies of the comprehensive plan.**
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 Vertical Registered Land Survey on the mixed use block is necessary to obtain separate lease areas for the various tenants. The subdivision of the block will not be injurious to the use and enjoyment of the surrounding land uses.**  
**The travel demand management plan confirms that the traffic congestion on public streets will be acceptable without any additional mitigation measures.**
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.*  
**The property is located within Zone X per the current FEMA flood map. The high water table is located at an average level of 17' below the current surface elevations with the average depth to bedrock of 20'. Soil contamination will be remedied to MPCA commercial standards.**
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*

WWW.RYANCOMPANIES.COM

RYAN A+E, INC.  
50 South Tenth Street, Suite 300  
Minneapolis, MN 55403-2012



612-492-4000 *tel*  
612-492-3000 *fax*

*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 lot arrangement has been submitted to the plan review department to ensure building permits can be secured.**

- 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.*

**Civil plans and stormwater report for the project have been submitted to Minneapolis Development Review and approved as part of the Preliminary Development Review process.**

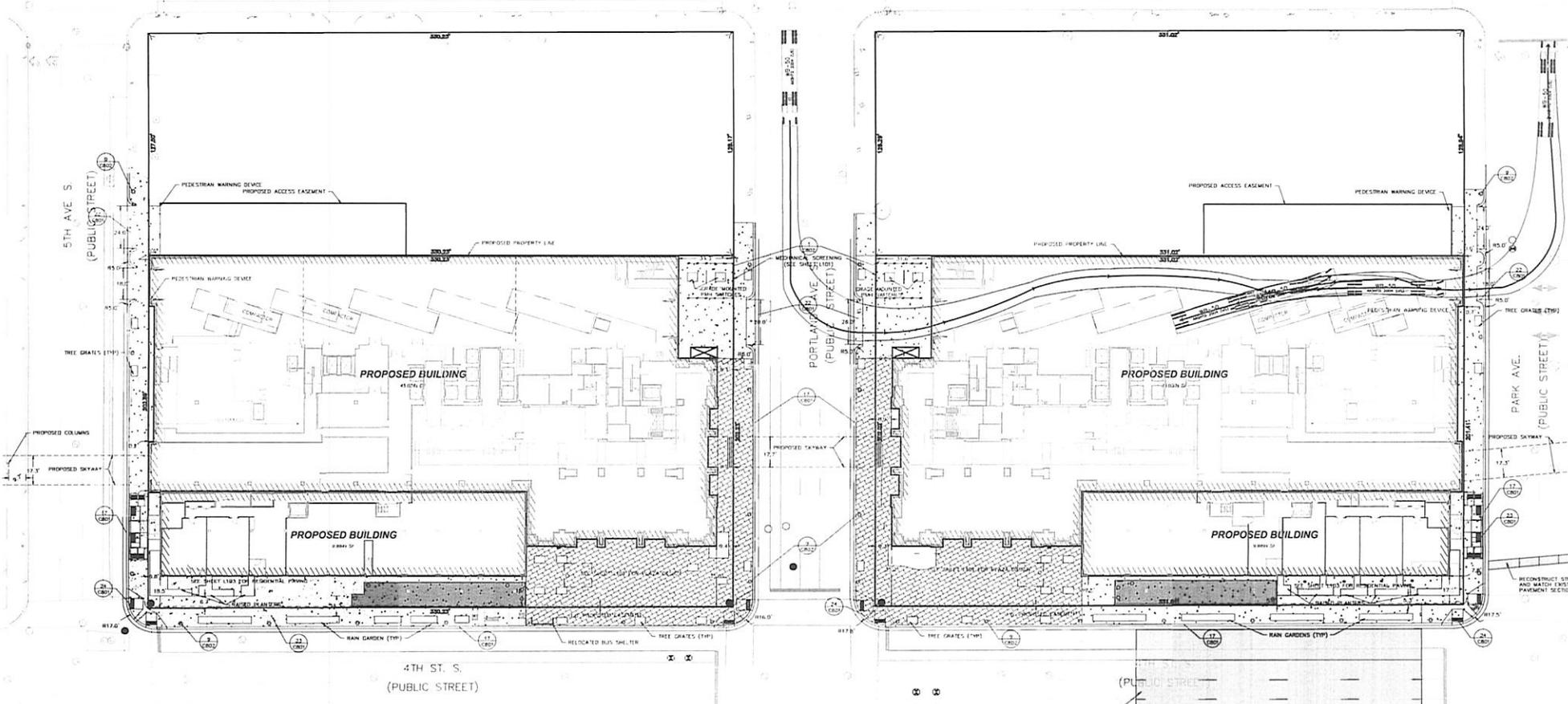
**No variances from the subdivision regulations are sought.**



3RD ST. S.  
(PUBLIC STREET)

3RD ST. S.  
(PUBLIC STREET)

5TH AVE. S.  
(PUBLIC STREET)



4TH ST. S.  
(PUBLIC STREET)

4TH ST. S.  
(PUBLIC STREET)

PARK AVE.  
(PUBLIC STREET)

**LEGEND:**

EXISTING	PROPOSED	PROPERTY BOUNDARY
[Symbol]	[Symbol]	LOT LINE
[Symbol]	[Symbol]	CURB
[Symbol]	[Symbol]	EASEMENT
[Symbol]	[Symbol]	BITUMINOUS
[Symbol]	[Symbol]	HEAVY DUTY BITUMINOUS
[Symbol]	[Symbol]	CONCRETE
[Symbol]	[Symbol]	CHAIN LINK FENCE
[Symbol]	[Symbol]	WOOD FENCE
[Symbol]	[Symbol]	BLOCK RETAINING WALL
[Symbol]	[Symbol]	STONE RETAINING WALL
[Symbol]	[Symbol]	TREE LINE

**LEGEND:**

EXISTING	PROPOSED	STREET LIGHT
[Symbol]	[Symbol]	TRAFFIC SIGNAL
[Symbol]	[Symbol]	PARKING METER
[Symbol]	[Symbol]	SIGN
[Symbol]	[Symbol]	BOLLARD
[Symbol]	[Symbol]	PROPERTY CORNER
[Symbol]	[Symbol]	POWER POLE
[Symbol]	[Symbol]	DECIDUOUS TREE
[Symbol]	[Symbol]	CONIFEROUS TREE
[Symbol]	[Symbol]	BTSL
[Symbol]	[Symbol]	BUILDING SETBACK LINE
[Symbol]	[Symbol]	PARKING SETBACK LINE
[Symbol]	[Symbol]	RAILROAD TRACKS
[Symbol]	[Symbol]	ADA ROUTE

**SITE NOTES**

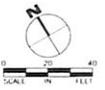
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF MINNEAPOLIS SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE COMMENCEMENT OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
3. REFER TO GRADING PLAN FOR EXISTING AND PROPOSED GRADES.
4. ALL DIMENSIONS ARE SHOWN TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. BUILDING DIMENSIONS REFER TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.

**SITE AREAS:**

EXISTING IMPERVIOUS AREA	EXISTING PERVIOUS AREA	PROPOSED IMPERVIOUS AREA	PROPOSED PERVIOUS AREA
66,892 SF	0 SF	66,269 SF	624 SF

**SITE AREAS:**

BLOCK 88 VTL	BLOCK 88 VTL	BLOCK 88 VTL	BLOCK 88 VTL
66,771 SF	0 SF	66,147 SF	624 SF



**MASTER**  
Michael Gentry Frink  
1775 Hennepin Avenue  
Minneapolis, MN 55403  
612.338.1100

**Master Mechanical**  
1400 Hennepin Ave.  
Minneapolis, MN 55403  
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**HUNT**  
Electric Corporation  
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**WALKER**  
MECHANICAL CONTRACTORS  
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**ERA**  
ERIKSEN ROED & ASSOCIATES  
1400 Hennepin Ave.  
Minneapolis, MN 55403  
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**RYAN**  
BUILDING LASTING RELATIONSHIPS  
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Minneapolis, MN 55403  
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**RYAN A+E, INC.**  
50 South Third Street, Suite 300  
Minneapolis, MN 55403-2812  
612-492-4800 ext  
612-492-3888 fax

**WELLS FARGO**  
MINNAPOLIS, MN

**PROJECT NAME**  
DOWNTOWN EAST

**ISSUE RECORD**

ISSUE #	DATE	DESCRIPTION
1	10/1/2014	ISSUE RECORD
2	10/1/2014	ISSUE RECORD
3	10/1/2014	ISSUE RECORD
4	10/1/2014	ISSUE RECORD
5	10/1/2014	ISSUE RECORD

**FORMAL ROUTING**

DATE	DESCRIPTION
10/1/2014	ISSUE RECORD

**FORMAL ROUTING**

SHEET TITLE: SITE PLAN

SHEET NO: B68 B69 C401

DATE: 1-15-2014

# REGISTERED LAND SURVEY NO. \_\_\_\_\_

R.T. DOC. NO. \_\_\_\_\_

I, Michael R. Williams, hereby certify that, in accordance with the provisions of Minnesota Statutes, Section 506.47, I have surveyed the following described property situated in the County of Hennepin, State of Minnesota:

Tracts B and D, REGISTERED LAND SURVEY NO. 1825.

I hereby certify that this REGISTERED LAND SURVEY was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota and that this REGISTERED LAND SURVEY is a correct representation of said parcel of land. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014

Michael R. Williams, Licensed Land Surveyor  
Minnesota License No. 44076

## MINNEAPOLIS, MINNESOTA

I, the Secretary of the Planning Commission of the City of Minneapolis, Minnesota, do hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the City of Minneapolis acting by and through its City Planning Commission duly approved this REGISTERED LAND SURVEY, and duly authorized such action of the Commission by its Secretary. The prescribed ten-day period for appeal has elapsed without receipt of an appeal, as provided by Title 22, Section 598.320 of the Minneapolis Code of Ordinances.

\_\_\_\_\_, Secretary of Planning Commission

## MINNEAPOLIS, MINNESOTA

I hereby certify that this REGISTERED LAND SURVEY was approved by the City Planning Commission of the City of Minneapolis at a meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

## CITY CLERK OF MINNEAPOLIS, MINNESOTA

\_\_\_\_\_, City Clerk

## RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 20\_\_\_\_ and prior years have been paid for land described on this REGISTERED LAND SURVEY. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mark V. Chapin, County Auditor By \_\_\_\_\_ Deputy

## SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statute Section 383B.565 (1969), this REGISTERED LAND SURVEY has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chris F. Mavis, County Surveyor By \_\_\_\_\_

## REGISTRAR OF TITLES, Hennepin County, Minnesota

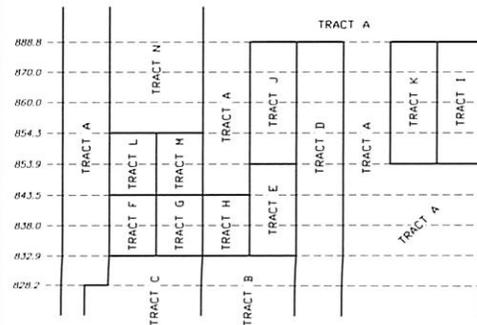
I hereby certify that the within REGISTERED LAND SURVEY NO. \_\_\_\_\_ was filed in this office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Martin McCormick, Registrar of Titles By \_\_\_\_\_ Deputy

## ELEVATION VIEW

NO SCALE

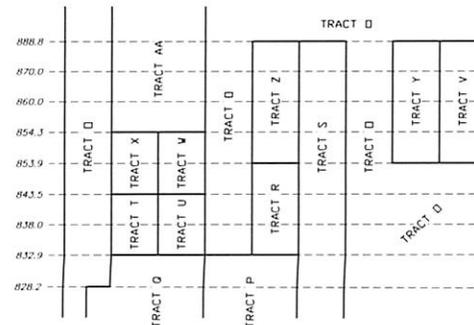
THIS DETAIL DOES NOT PURPORT TO SHOW ALL HORIZONTAL RELATIONSHIPS



## ELEVATION VIEW

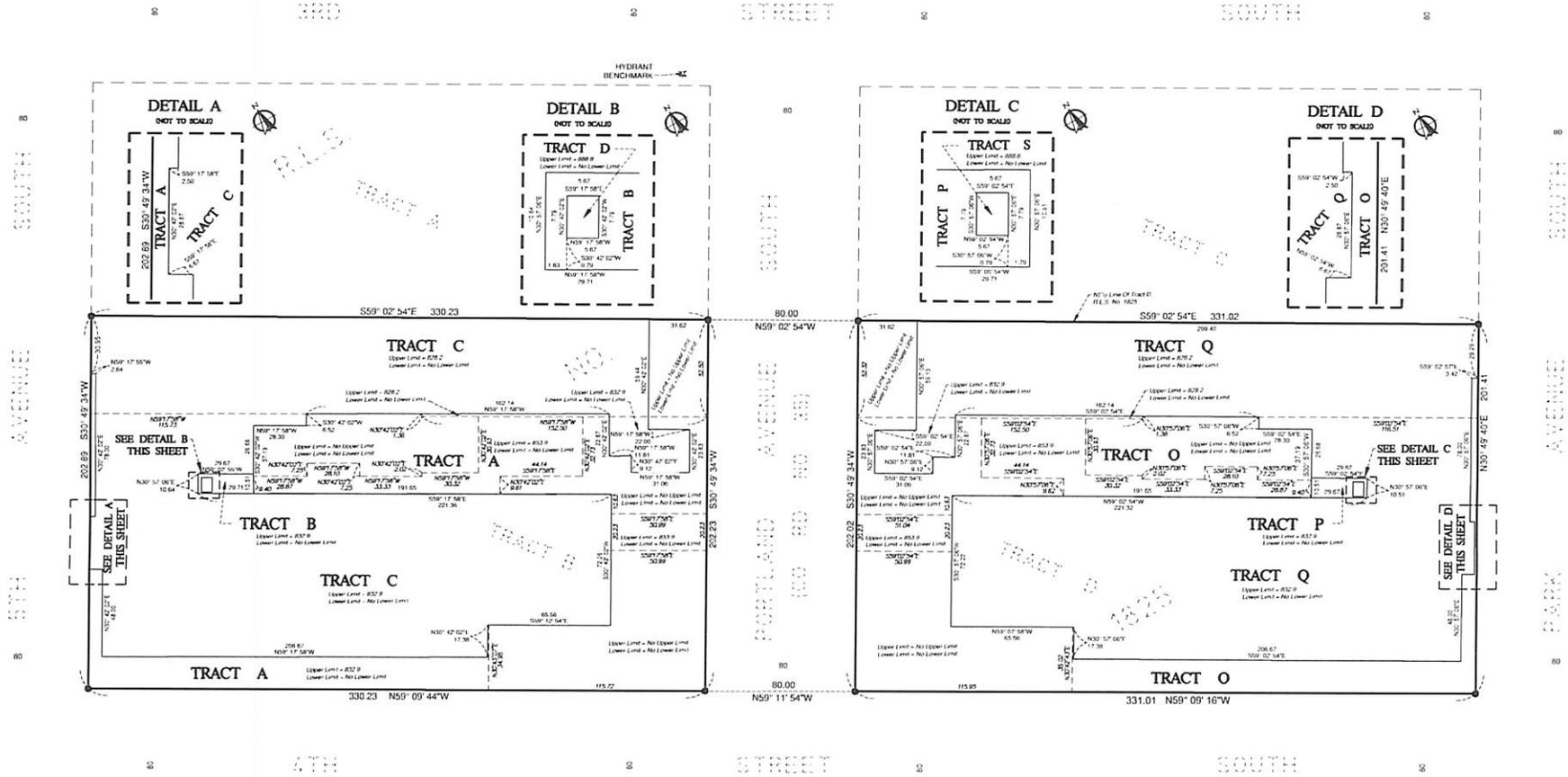
NO SCALE

THIS DETAIL DOES NOT PURPORT TO SHOW ALL HORIZONTAL RELATIONSHIPS

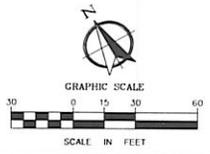


# REGISTERED LAND SURVEY NO. \_\_\_\_\_

R.T. DOC. NO. \_\_\_\_\_



- LEGEND**
- DENOTES FOUND PK NAIL
  - ⊠ HYDRANT



THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTHEASTERLY LINE OF TRACK D. REGISTERED LAND SURVEY NO. 1825 AND IS ASSUMED TO BEAR S 59° 02' 54" E.

ELEVATIONS SHOWN ARE IN FEET AND TENTHS OF A FOOT

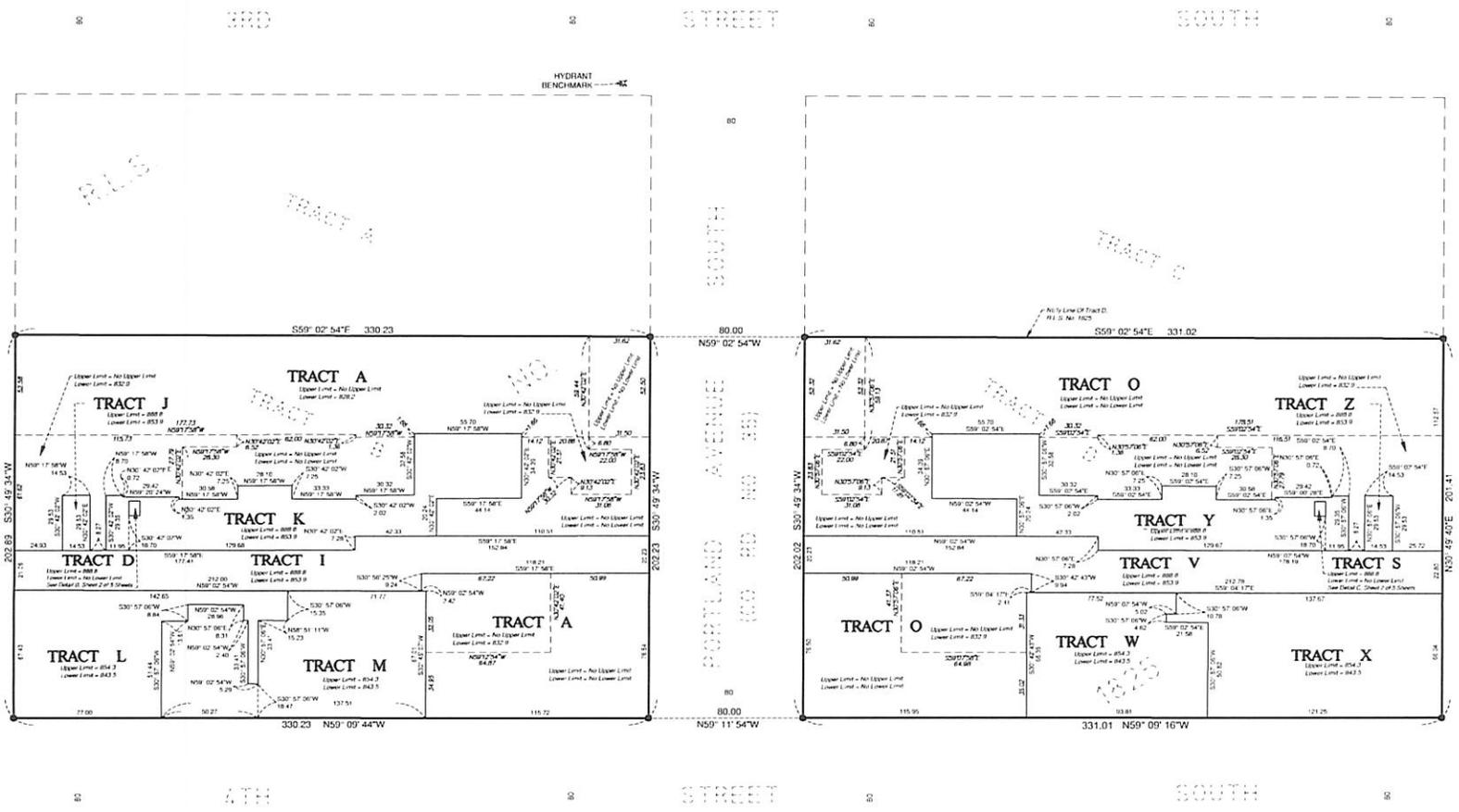
BENCHMARK: EQP HYDRANT LOCATED AT THE SOUTHWEST QUADRANT OF 3RD ST. S. AND PORTLAND AVE. S. ELEVATION = 832.03 FEET (NGVD 29)



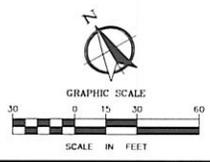


# REGISTERED LAND SURVEY NO. \_\_\_\_\_

R.T. DOC. NO. \_\_\_\_\_



- LEGEND**
- DENOTES FOUND PK NAIL
  - ⊕ HYDRANT



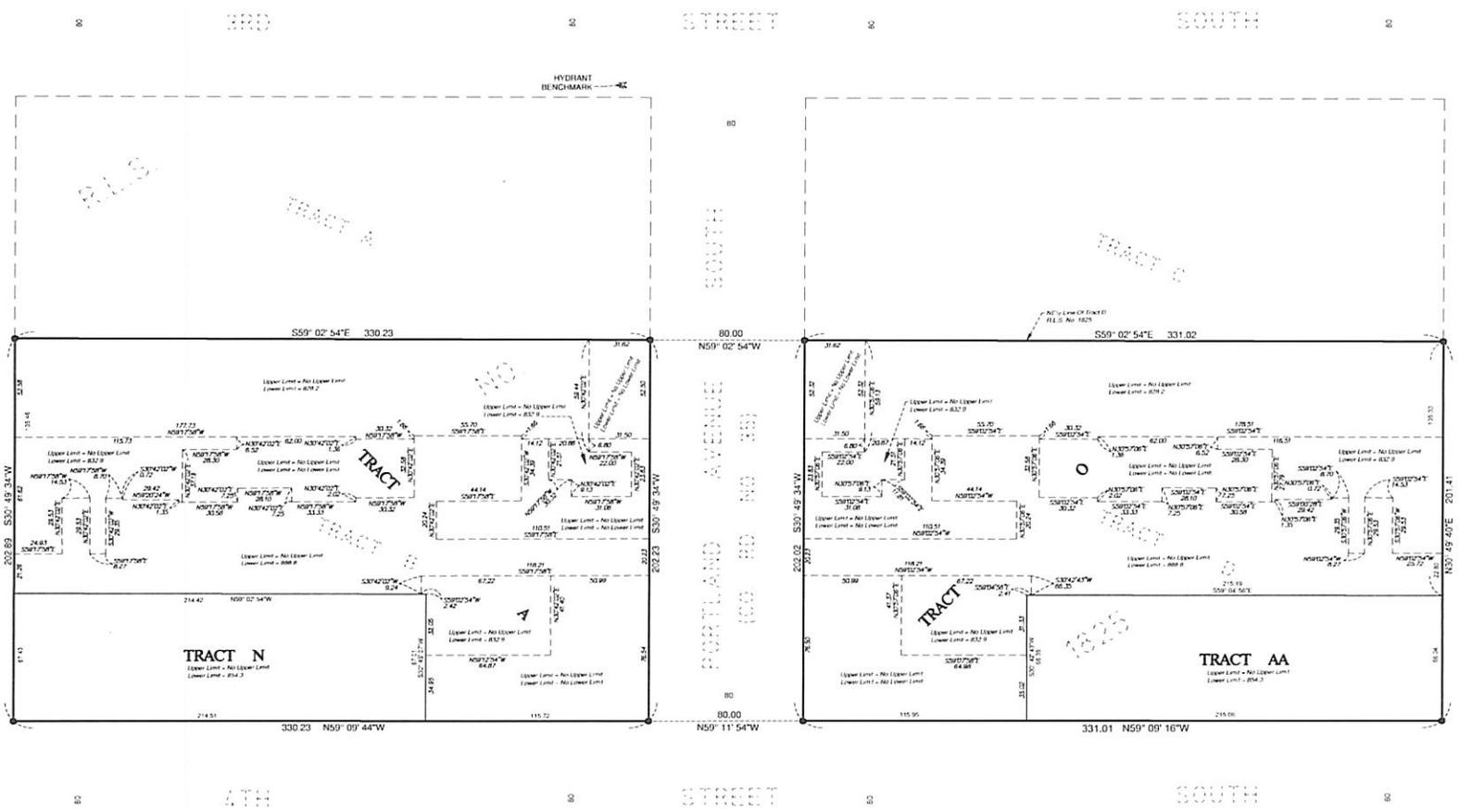
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTHEASTERLY LINE OF TRACK D REGISTERED LAND SURVEY NO. 1825 AND IS ASSUMED TO BEAR S 59° 02' 54\"/>

ELEVATIONS SHOWN ARE IN FEET AND TENTHS OF A FOOT

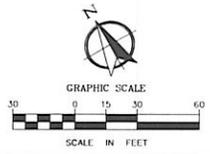
BENCHMARK TOP NUT HYDRANT LOCATED AT THE SOUTHWEST QUADRANT OF 3RD ST. S. AND PORTLAND AVE. S. ELEVATION = 632.83 FEET (NGVD 29)

# REGISTERED LAND SURVEY NO. \_\_\_\_\_

R.T. DOC. NO. \_\_\_\_\_



- LEGEND**
- DENOTES FOUND PK NAIL
  - ⊕ HYDRANT



THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTHEASTERLY LINE OF TRACK D REGISTERED LAND SURVEY NO. 1825 AND IS ASSUMED TO BEAR S 59° 02' 54\"/>

ELEVATIONS SHOWN ARE IN FEET AND TENTHS OF A FOOT

BENCHMARK: 10\"/>

## Dvorak, Hilary A.

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**From:** Graykowski, Scott J.  
**Sent:** Tuesday, September 16, 2014 11:20 AM  
**To:** Dvorak, Hilary A.  
**Subject:** RE: Vertical RLS for Downtown East

Re: Downtown East Plat

Hilary,

I don't see any issue with this plat. Does not conflict with the right of way.

-Scott G.  
Ext2403

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**From:** Dvorak, Hilary A.  
**Sent:** Wednesday, September 03, 2014 8:59 AM  
**To:** Nilsson, Erik A.; Graykowski, Scott J.  
**Subject:** Vertical RLS for Downtown East

Could each of you review the attached preliminary Vertical RLS for the Downtown East project? I am planning to bring the RLS to the September 29<sup>th</sup> CPC meeting so **I will need comments by September 18<sup>th</sup>**. Thanks, Hilary

Hilary Dvorak | Principal City Planner | City of Minneapolis | CPED – Land Use, Design and Preservation  
250 South 4th Street | Room 300 | Minneapolis, MN 55415  
Phone: 612-673-2639 | Fax: 612-673-2526 | [hilary.dvorak@minneapolismn.gov](mailto:hilary.dvorak@minneapolismn.gov)  
The City's website is now: [www.minneapolismn.gov](http://www.minneapolismn.gov)

**Dvorak, Hilary A.**

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**From:** Nilsson, Erik A.  
**Sent:** Tuesday, September 16, 2014 2:02 PM  
**To:** Dvorak, Hilary A.  
**Subject:** RE: Vertical RLS for Downtown East

Hi Hilary-

I just reviewed the information you sent on the 3<sup>rd</sup> and it looks good. No comments/edits.

Thank you-

**Erik E. Nilsson** | Assistant Minneapolis City Attorney | Phone: 612.673.2192 | Fax: 612.673.3362

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From: Tony Barranco  
Date:08/29/2014 11:50 AM (GMT-06:00)  
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Cc: Bob Parr , Dan Elenbaas , Brian Heimerl  
Subject: Notification of Block 68/69 VRLS Subdivision Application

Downtown Minneapolis Neighbors and Leadership,

This email is to inform you about the Downtown East development project and the Vertical Registered Land Survey (VRLS). The initial introduction of the project was held in June, 2013, under the name East Village. The Preliminary VRLS for Block 68 and Block 69 is attached. The specific applications filed for the project include:

1. Subdivision Application - Preliminary Submission

The area in the Vertical Registered Land Survey includes city blocks numbered 68 and 69. The current addresses on these blocks are:

1. 500 4th Street South
2. 329 Portland Avenue South
3. 301 Portland Avenue South
4. 627 3rd Street South
5. 628 4th Street South
6. 701 3rd Street South
7. 713 3rd Street South
8. 719 3rd Street South
9. 700 4th Street South
10. 716 4th Street South

11. 728 4th Street South
12. 501 4th Street South
13. 521 4th Street South
14. 520 5th Street South
15. 416 Portland Avenue South
16. 350 Park Avenue

Please work through me as a primary point of contact for any questions. My contact information is:

Tony Barranco,

VP of Development,

Ryan Companies US, Inc.,

50 S. 10th Street, Suite 300,

Minneapolis MN 55403

phone number 612-492-4339

e-mail address: [Tony.Barranco@ryancompanies.com](mailto:Tony.Barranco@ryancompanies.com).

We are excited about the continued progress of the overall project and to enhancing the Downtown East neighborhood and the City of Minneapolis.

**Tony Barranco** | Vice President of Development  
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