

## MEMORANDUM

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**TO:** City Planning Commission, Committee of the Whole  
**FROM:** [Hilary Dvorak](#), Principal Planner, (612) 673-2639  
**DATE:** May 14, 2015  
**SUBJECT:** Downtown East Phase II – Radisson Red Minneapolis

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Ryan Companies is redeveloping 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.

The development is being reviewed as a multi-phased Planned Unit Development. The first phase of the development is currently under construction. The first phase includes 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. This phase also includes an above ground parking garage located on the block between South 3<sup>rd</sup> Street, Park Avenue, South 4<sup>th</sup> Street and Chicago Avenue. There will be over 1,500 parking spaces in this garage. Skyways will connect the three new buildings to the existing Jerry Haaf parking garage, which connects to the extensive downtown skyway network, and the new Minnesota Multi-Purpose Stadium.

The first phase also includes a residential development 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 South. A park will be constructed on the remainder of this block and the block bounded by South 4<sup>th</sup> Street, Portland Avenue South, 5<sup>th</sup> Avenue South, and Park Avenue. This is the park commonly referred to as The Commons.

### **ZONING and LAND USE**

The site is zoned B4N Downtown Neighborhood District and is located in the DP Downtown Parking Overlay District. In the B4N zoning district the minimum floor area ratio (FAR) is 2 but there is no maximum FAR. There is a 10-story height limitation in this zoning district. In addition, there is no minimum parking requirement for any use in the B4N zoning district; however, there are maximum parking requirements. The maximum parking requirement for a hotel in the DP Downtown Parking Overlay District is one space per three guest room plus parking equal to 20 percent of the capacity of persons for affiliated uses such as dining or meeting rooms.

### **PROPOSAL**

At this time, the applicant is proposing to construct a Radisson Red Hotel on the northern portion of the block bounded by 3<sup>rd</sup> Street South, Portland Avenue South, 4<sup>th</sup> Street South and Park Avenue. The hotel will be five-stories tall and will have 164 rooms. There will be a bar/restaurant and fitness space on the ground floor of the building that is affiliated with the hotel. There will be additional commercial space not associated with the hotel on the ground-floor.

The applicant is proposing to have 13 parking spaces provided towards the south side of the building and would connect to the adjacent underground parking garage via a tunnel for access to an additional 19 parking spaces. Based on the number of rooms within the hotel the maximum parking requirement would be 55 spaces.

The applicant is proposing to have one wall sign located on both the east and west sides of the building. The sign would exceed the 28-foot height limitation.

The building placement standards in Chapter 530, Site Plan Review requires that the building be located within eight feet of the front and corner side property lines. The building is located more than eight feet from both Park and Portland avenues. The applicant would be seeking alternative compliance for this element of the design.

### **CPC APPLICATIONS**

- Conditional use permit for Phase II of a Planned Unit Development.
- Conditional use permit for a surface parking lot in the DP Downtown Parking Overlay District.
- Variance to reduce the minimum FAR for the building from the required 2.0 to 1.89.
- Site plan review
- RLS

### **PUD APPLICATION**

- Sign Standards

A total of 5 points worth of amenities are required for the Planned Unit Development. The proposed amenities to be provided have not been identified.

## 3RD STREET SOUTH BETWEEN PORTLAND AND PARK AVENUES

### BUILDING METRICS

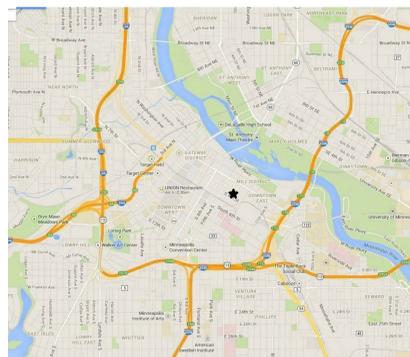
Level	Gross Square Feet (GSF)			Key Count	Parking Spaces
	Hotel GSF	Lease GSF	Total GSF		
Basement Level (Tunnel Access)	1,433	0	1,433	0	0
Level 1	10,987	7,529	18,516	0	6
Level 2	17,053	0	17,053	41	0
Level 3	17,053	0	17,053	41	0
Level 4	17,053	0	17,053	41	0
Level 5	17,053	0	17,053	41	0
<b>Totals</b>	<b>80,632</b>	<b>7,529</b>	<b>88,161</b>	<b>164</b>	<b>6</b>

NOT FOR  
CONSTRUCTION

### PROJECT LOCATION



Vicinity



Site Location

### PROJECT TEAM

**Owner/Developer:** Carlson Rezidor  
701 Carlson Parkway  
Minnetonka, MN 55305

**Architect:** Einess Swenson Graham Architects Inc.  
500 Washington Ave. South, Suite 1080  
Minneapolis, MN 55415

**Interior Designer:** Graven  
175 Albion Street  
Glasgow, Scotland G1 1RU

**Contractor:** Ryan Companies US, Inc.  
50 South Tenth Street, Suite 300  
Minneapolis, MN 55403-2012

**Civil/Landscape:** Ryan A + E, Inc.  
50 South Tenth Street, Suite 300  
Minneapolis, MN 55403-2012

**Structural Engineer:** BKBM Engineers  
5930 Brooklyn Boulevard  
Minneapolis, Minnesota 55429-2518

**Mechanical, Electrical, Plumbing Engineers:** T.B.D.

### ARCHITECTURAL DESCRIPTION

The new Radisson RED hotel on 3rd Street between Portland and Park Avenues is a five-story, 164-key development adjacent to the twin office buildings being constructed for Wells Fargo in downtown Minneapolis. The new Minnesota multi-purpose stadium is within a very short walking distance of the hotel.

Radisson RED is a brand and a movement centered on the belief that hotels can enhance the guest experience through design, art, music and fashion. Both brand and hotel will resonate with those with a creative heart and an ageless outlook. This new-build hotel marks the company's U.S. entrance into the Lifestyle Select segment

The five-story rectilinear building is a cool, contemporary reflective black box clad in matt panels with an iconic U-shaped portal that envelops the main front facing exterior elevation. This play on facadism has been influenced by the many fantastic examples of narrow stone facades in the historic warehouse neighborhood of Minneapolis. The punched out clear glass window apertures have been deliberately maximized in dimension to encourage a studio style language within the hotel's guest bedrooms. The design language combined with the windows, picnic-style table, 55 inch television, great bathroom, and expressive art combine to deliver a unique Radisson RED lifestyle experience.

The ground floor façade treatment is a mix of Crittall style glazing to the bar and restaurant side and full-height glazed panels to the retail aspect of the building. The ground floor, known as *The Hive*, is the heart of the hotel -- it seamlessly creates energy and flow among the common areas -- from the lobby into the Oui Bar and Restaurant, to the meetings and event space, to the fitness gym while maximizing the back of the house facilities. There are three open terrace spaces on the first floor that open up from both the Radisson RED hotel and the adjacent third party lease space.

### SHEET INDEX

SHEET NUMBER	SHEET NAME
T1.1	TITLE SHEET
A0.1	REFERENCE IMAGES
A1.0	FLOOR PLAN BASEMENT LEVEL
A1.1	FLOOR PLAN LEVEL 1
A1.2	FLOOR PLAN LEVELS 2-4 AND 5
A1.6	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.3	SHADOW STUDIES

### SYMBOLS LEGEND

	SECTION AND ELEVATION REF		EXTERIOR ELEVATION KEYNOTE REF
	INTERIOR ELEVATION REF		ROOM NAME AND NUMBER
	DETAIL REF		DOOR NUMBER
	WALL TYPE		SECTION KEYNOTE REF
	WINDOW TYPE		REVISION NUMBER
	ELEVATION REF		FIRE EXTINGUISHER CABINET
	SPOT ELEVATION REF		FIRE EXTINGUISHER - WALL MOUNTED
	FLOOR FINISH TRANSITION REF		

COMMITTEE OF THE WHOLE  
SUBMITTAL  
MAY 4, 2015

ORIGINAL ISSUE:

REVISIONS

No.	Description	Date
214325	PROJECT NUMBER	

ESG DRAWN BY

ESG CHECKED BY

KEY PLAN

Radisson Red Minneapolis

TITLE SHEET

T1.1



PORTLAND AVENUE LOOKING SOUTH



PARK AVENUE LOOKING NORTH

Radisson Red  
Minneapolis  
Minneapolis, MN



einess swenson graham architects  
500 washington avenue south  
minneapolis minnesota 55415  
p. 612.339.5508  
f. 612.339.5382  
www.esgarch.com

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PROJECT NUMBER

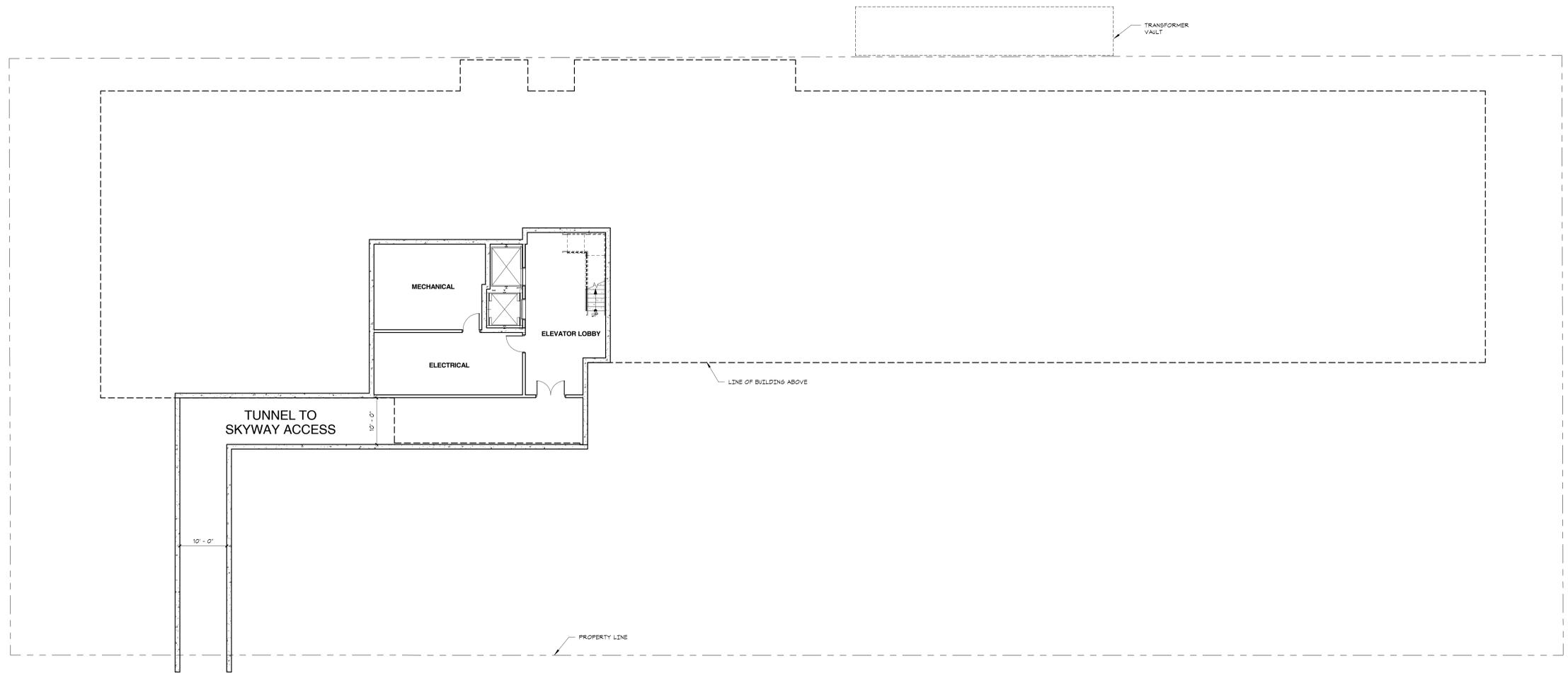
ESG      ESG  
DRAWN BY      CHECKED BY

KEY PLAN

Radisson Red Minneapolis

REFERENCE IMAGES  
**A0.1**

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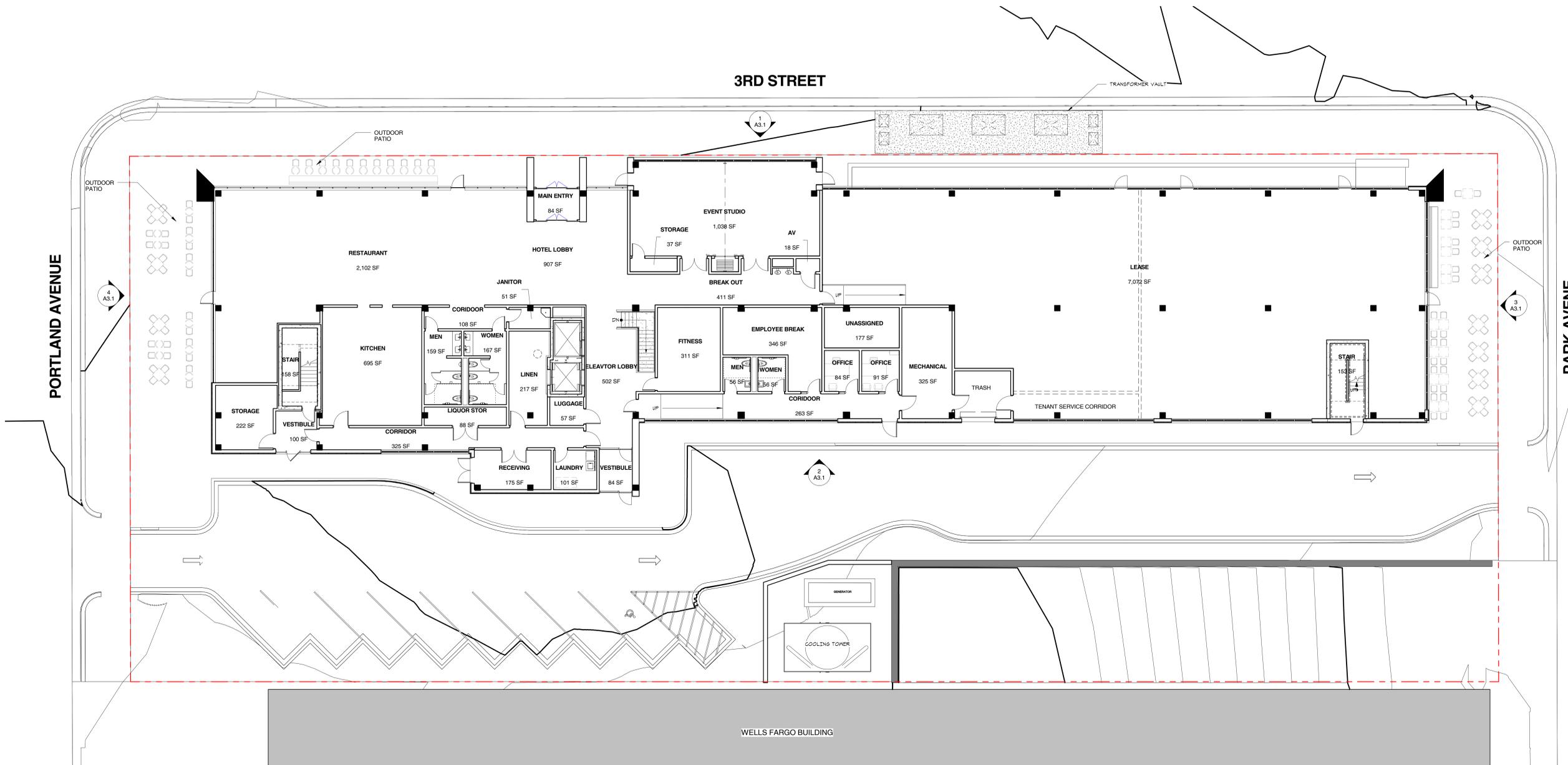
KEY PLAN

Radisson Red Minneapolis

FLOOR PLAN BASEMENT  
LEVEL

**A1.0**

1 TUNNEL  
A1.0 3/32" = 1'-0"



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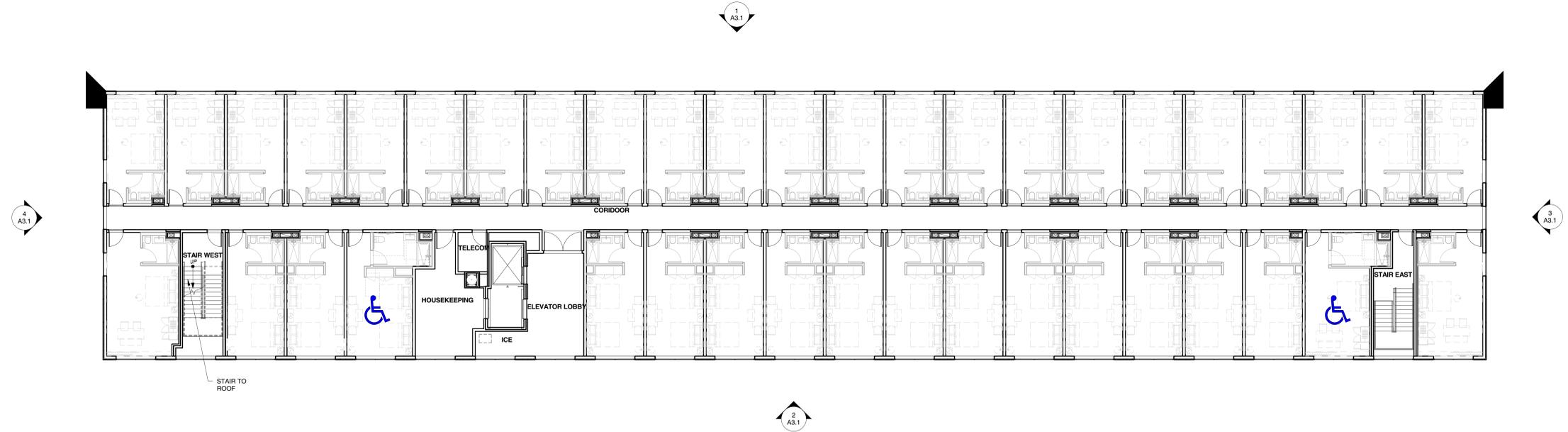
KEY PLAN



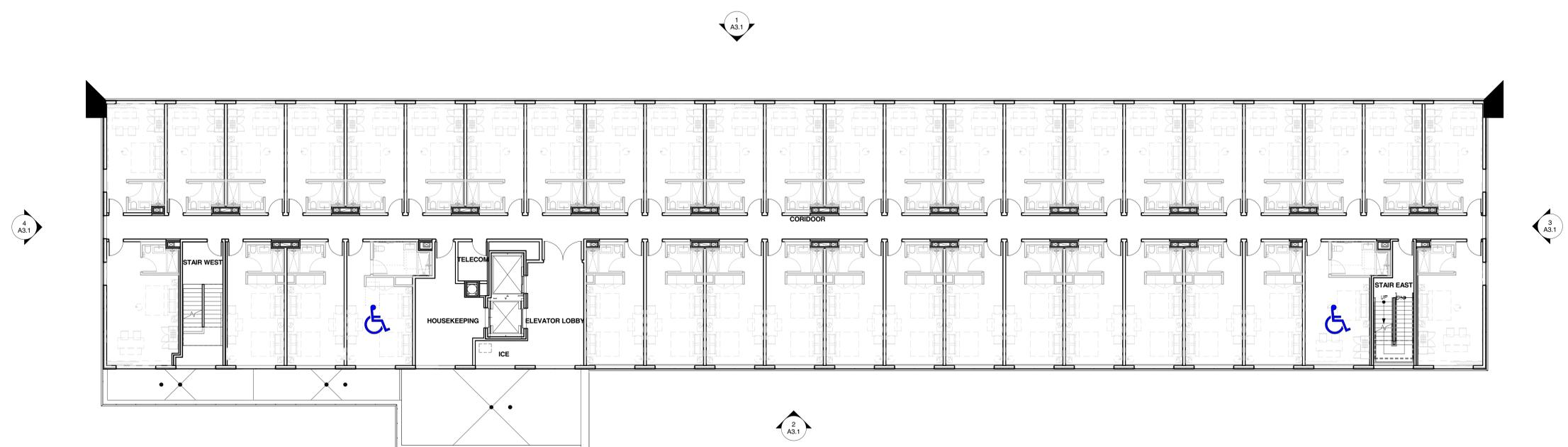
Radisson Red Minneapolis

FLOOR PLAN LEVEL 1  
**A1.1**

**2 FLOOR PLAN - LEVEL 1**  
A1.1 3/32" = 1'-0"



2 LEVEL 5  
A1.2 3/32" = 1'-0"



1 FLOOR PLAN - LEVELS 2-4 - TYPICAL GUESTROOM FLOOR  
A1.2 3/32" = 1'-0"

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REVISIONS

No.	Description	Date

214325  
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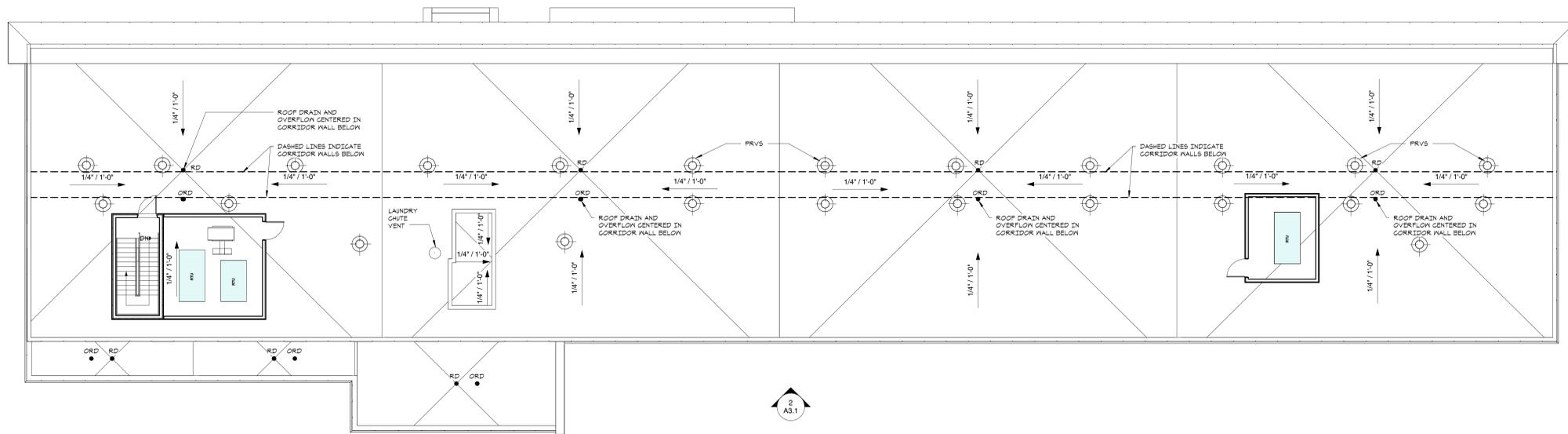
KEY PLAN

Radisson Red Minneapolis

FLOOR PLAN LEVELS 2-4 AND 5

A1.2

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MAY 4, 2015

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No.	Description	Date

214325

PROJECT NUMBER

Author \_\_\_\_\_ Checker \_\_\_\_\_

DRAWN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_

KEY PLAN

Radisson Red Minneapolis

ROOF PLAN

**A1.6**

**1 ROOF LEVEL**  
A1.6 3/32" = 1'-0"



elness swenson graham architects  
500 washington avenue south  
minneapolis minnesota 55415  
p. 6 1 2 . 3 3 9 . 5 5 0 8  
f. 6 1 2 . 3 3 9 . 5 3 8 2  
www.esgarch.com

**EXTERIOR MATERIAL KEY**  
3" = 1'-0"

- A MASONRY BASE
- B FLAT FACED METAL PANEL COLOR 1
- C FLAT FACED METAL PANEL COLOR 2
- D GLAZED PANELS
- E ALUMINUM WINDOW SYSTEM
- F FIXED COMPOSITE WINDOW
- G AWNING
- H DECORATIVE METAL TRIM
- J1 SIGN: MOUNTED ABOVE METAL PANEL
- J2: SIGN: MOUNTED ABOVE ENTRY
- J3: SIGN: WALL MOUNTED FOR LEASE SPACE
- J4: SIGN: WALL MOUNTED
- J5: SIGN: WALL MOUNTED ABOVE ENTRY

**SIGNAGE**  
3" = 1'-0"

SPECIFIC STANDARDS FOR SIGNS IN THE DOWNTOWN DISTRICT: MINNEAPOLIS CODE TABLE 543-3

- 2.5 SF OF SIGNAGE PER 1 FT OF PRIMARY BUILDING WALL
- MAXIMUM AREA FOR EACH SIGN = 120 SF
- MAXIMUM AREA PER PROJECTING SIGN = 48 SF
- MAXIMUM HEIGHT ABOVE GROUND = 28'-0"

**NORTH FACADE**  
57'-9" X 2.5 SF = 144.375 SF MAX  
120 SF AS CURRENTLY DRAWN

**SOUTH FACADE**  
294'-3" X 2.5 SF = 735.625 SF MAX  
24 SF AS CURRENTLY DRAWN

**WEST FACADE**  
65'-4" X 2.5 SF = 163.325 SF MAX  
120 SF AS CURRENTLY DRAWN

**PERCENT OF WINDOWS**  
3" = 1'-0"

CHAPTER 530: SITE PLAN REVIEW  
530.120 BUILDING DESIGN FOR NONRESIDENTIAL USES

**LEVEL 1**  
-THIRTY (30) PERCENT OF WALL SHALL BE WINDOWS  
-MINIMUM WINDOW AREA SHALL BE MEASURED BETWEEN TWO (2) AND TEN (10) FEET ABOVE THE THE ADJACENT GRADE

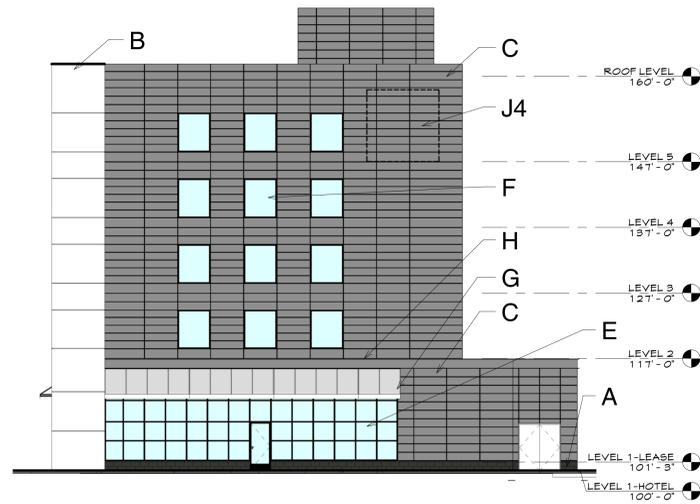
**FLOORS ABOVE LEVEL 1**  
TEN (10) PERCENT OF WALL SHALL BE WINDOWS

**NORTH FACADE**  
LEVEL 1: 74%  
LEVEL 2: 40%  
LEVEL 3: 40%  
LEVEL 4: 40%  
LEVEL 5: 27%

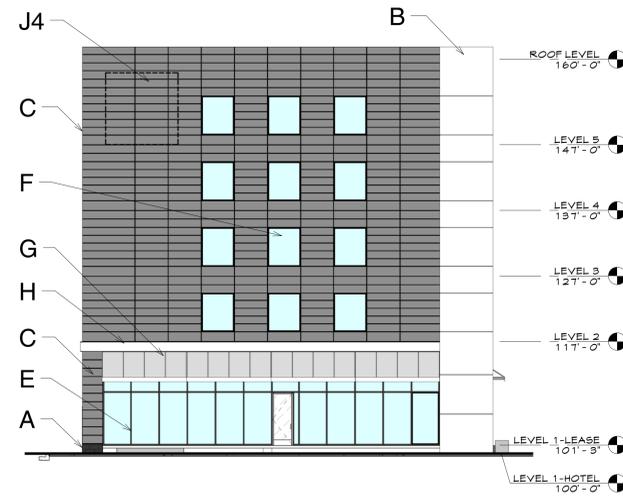
**EAST FACADE**  
LEVEL 1: 73%  
LEVEL 2: 16%  
LEVEL 3: 16%  
LEVEL 4: 16%  
LEVEL 5: 10%

**SOUTH FACADE**  
LEVEL 1: 31%  
LEVEL 2: 40%  
LEVEL 3: 40%  
LEVEL 4: 40%  
LEVEL 5: 27%

**WEST FACADE**  
LEVEL 1: 50%  
LEVEL 2: 16%  
LEVEL 3: 16%  
LEVEL 4: 16%  
LEVEL 5: 10%



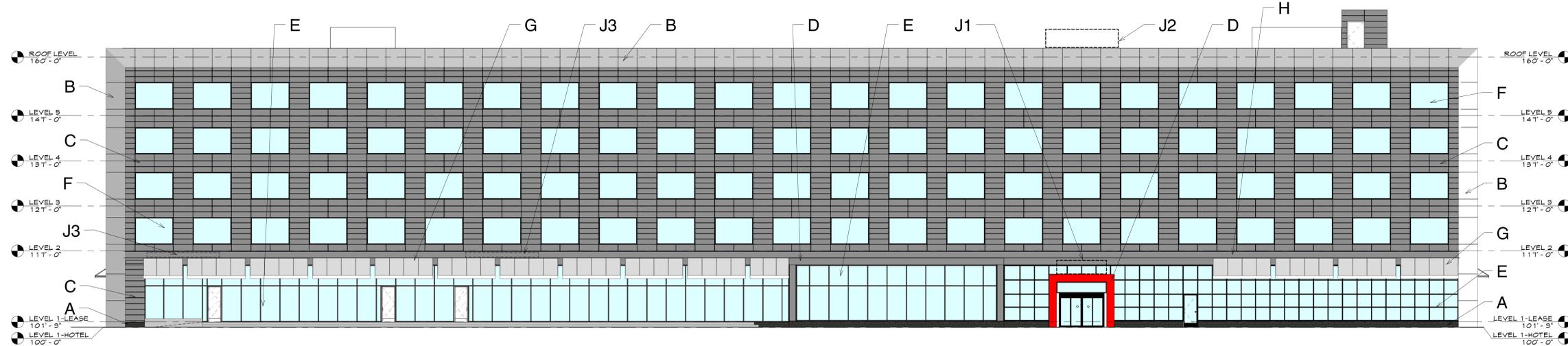
4 WEST ELEVATION  
A3.1 3/32" = 1'-0"



3 EAST ELEVATION  
A3.1 3/32" = 1'-0"



2 SOUTH ELEVATION  
A3.1 3/32" = 1'-0"



1 NORTH ELEVATION  
A3.1 3/32" = 1'-0"

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COMMITTEE OF THE WHOLE  
SUBMITTAL  
MAY 4, 2015

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KEY PLAN

Radisson Red Minneapolis

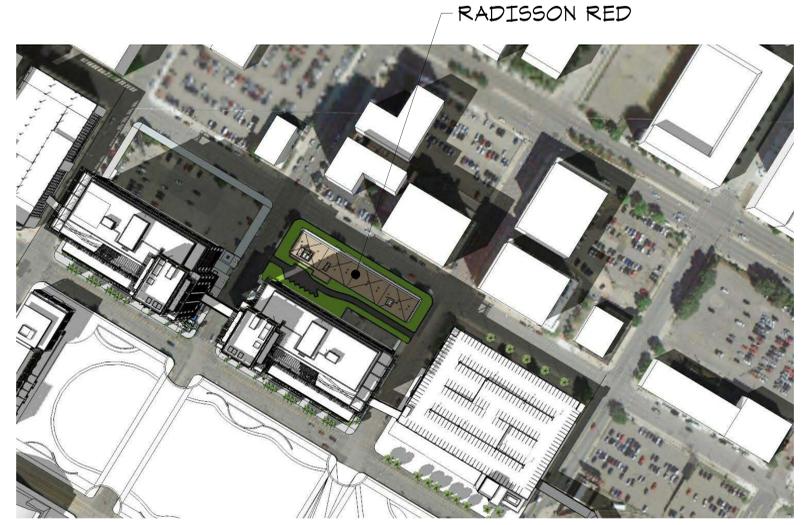
EXTERIOR ELEVATIONS  
A3.1



APRIL 30 @ 8 AM



APRIL 30 @ NOON



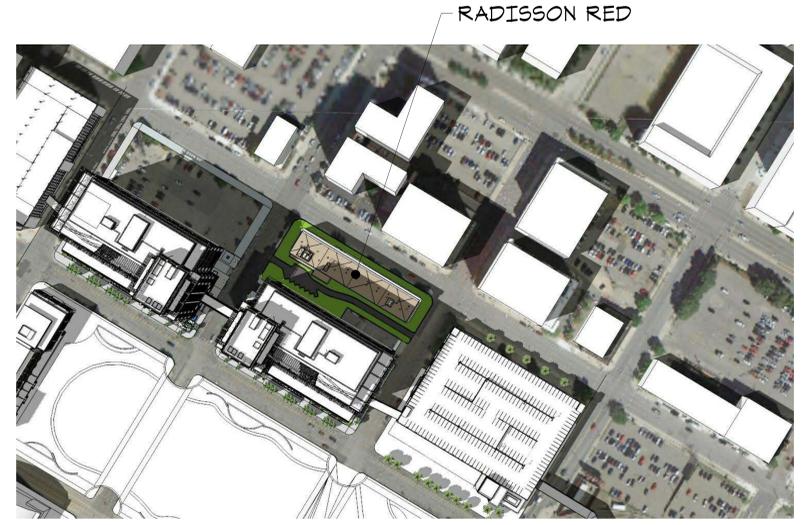
APRIL 30 @ 3 PM



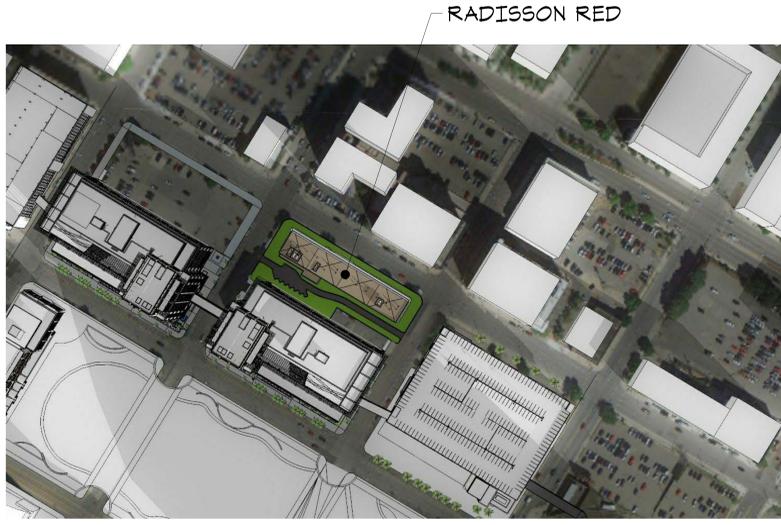
JULY 4 @ 8 AM



JULY 4 @ NOON



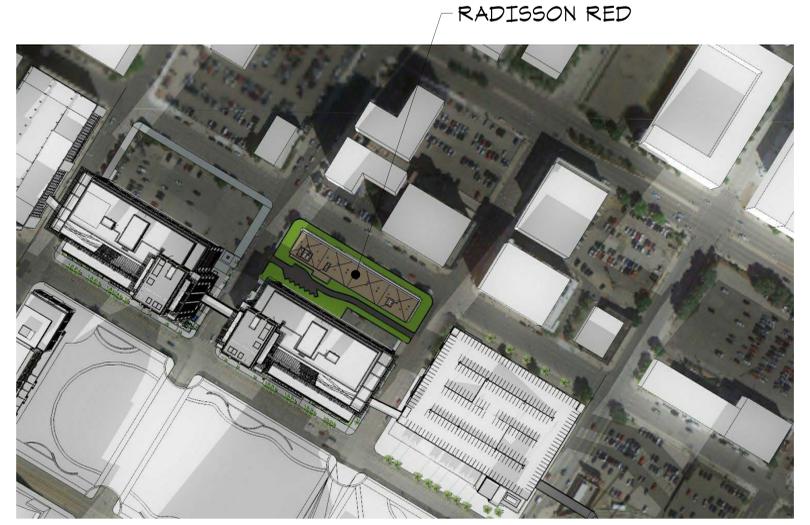
JULY 4 @ 3 PM



DECEMBER 25 @ 9 AM



DECEMBER 25 @ NOON



DECEMBER 25 @ 3 PM

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MAY 4, 2015

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KEY PLAN

Radisson Red Minneapolis

SHADOW STUDIES

**A3.3**



Radisson

GRANT

ONE WAY



CLIENT  
**Ryan Co.**

PROJECT  
**East Village**

LOCATION  
**Minneapolis, MN**  
SHEET  
**ALTA/ACSM LAND  
TITLE SURVEY**

**DESCRIPTION OF PROPERTIES SURVEYED**

(Per Schedule A of First American Title Insurance Company Title Commitment Order No. NCS-590430-MPLS, Second Revision: January 6, 2014)

**PARCEL 1:**

**Tract A:**

Tracts A, B and C, Registered Land Survey No. 38, Hennepin County, Minnesota.

Lots 1, 2, 8, 9 and 10, Block 68, Town of Minneapolis.

That part of Lot 3, Block 68, Town of Minneapolis, lying Northeastly of the most Easterly Northeastly line, and its Northwesterly extension, of the plat of Dean's Subdivision of Part of Lots 3, 4 and 5, Block 68, Town of Minneapolis, Hennepin County, Minnesota.

That part of Lots 4 and 5, Block 68, Town of Minneapolis lying Southwesterly of Registered Land Survey No. 38, Hennepin County, Minnesota and Northeastly of the plat of Dean's Subdivision of Part of Lots 3, 4 and 5, Block 68, Town of Minneapolis, Hennepin County, Minnesota.

Torrens Property  
Torrens Certificate No. 1062872

**Tract B:**

That part of Lot 3, Block 68, Town of Minneapolis, lying North of the plat of Dean's Subdivision of Part of Lots 3, 4 & 5, Block 68, Minneapolis, Hennepin County, Minnesota, and lying Southwesterly of the most Easterly Northeastly line and its Northwesterly extension of the plat of Dean's Subdivision of Part of Lots 3, 4 & 5, Block 68, Minneapolis, Hennepin County, Minnesota.

That part of Lot 6, Block 68, Town of Minneapolis, lying Northeastly of Tract A and Southeastly of Tract B, Registered Land Survey No. 38, Hennepin County, Minnesota.

Lots 1 through 7 inclusive, Dean's Subdivision of Part of Lots 3, 4 & 5, Block 68, Minneapolis, Hennepin County, Minnesota.

Torrens Property  
Certificate of Possessory Title No. 1380640

**PARCEL 2:**

**Tract A:**

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 69, Town of Minneapolis.

Torrens Property  
Torrens Certificate No. 1378615

**PARCEL 3:**

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 70, Town of Minneapolis.

Torrens Property  
Torrens Certificate No. 1378616

**PARCEL 4:**

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 74;

That part of the Southeastly 4 inches of adjoining Sixth Avenue South, vacated, lying between lines extending Northwesterly, at right angles to the Northwesterly line of said Block 74, from points on said Northwesterly line distant 43 feet and 171 feet respectively, Northeastly from the Southwesterly corner of said Block 74; and

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 75,

All in Town of Minneapolis.

Torrens Property  
Torrens Certificate No. 1378617

**BASIS OF BEARINGS**

For the purposes of this survey the South line of Block 74, Town of Minneapolis, is assumed to have a bearing of S59°08'56"E.

**DATUMS**

**Datums:**  
Horizontal: Hennepin County Coordinate System, NAD83 (2007 Adj.), Lambert Conformal Conic, Minnesota, 5th Principal Meridian. Ground distances.  
Vertical: NGVD29

**Bench Marks:**  
NE quad @ 5th Ave. S. & 5th St.  
BM Elev. = 841.71  
SE quad @ 5th Ave. S. & 3rd St.  
BM Elev. = 832.24  
SW quad @ Portland Ave. S. & 3rd St.  
BM Elev. = 832.03

**"TABLE A" NOTES**

- Monuments have been placed at all major corners of the boundary of the property, unless already marked. **As Shown On Survey**
- The address of the subject properties. **As Shown On Survey**
- The subject properties lie in Flood Zone X (areas determined to be outside the 0.2% annual chance floodplain) as designated on Flood Insurance Rate Map Community Panel Number 27053C 0357 E, Hennepin County, Minnesota, published by the Federal Emergency Management Agency, effective September 2, 2004.
- Gross land area of subject properties is as follows:  
Block 68 : 109,107 Sq.Ft. or 2.50 Acres, as surveyed.  
Block 69 : 109,345 Sq.Ft. or 2.51 Acres, as surveyed.  
Block 70 : 109,498 Sq.Ft. or 2.51 Acres, as surveyed.  
Block 74 : 109,545 Sq.Ft. or 2.51 Acres, as surveyed.  
Block 75 : 109,464 Sq.Ft. or 2.51 Acres, as surveyed.
- Contour interval = 1 foot. **See Datums Note**
- Property Zoning is as follows:  
B4S-2 : Downtown Service District  
Block 68  
Block 75  
B4N : Downtown Neighborhood District  
Block 69  
Block 74  
Applicable zoning regulations per the City of Minneapolis Community Planning & Economic Development.  
This information was not provided by insurer. Consult the City planning department to confirm whether or not this site is entirely in compliance with any restrictions contained in the zoning ordinances or its amendments.  
Exterior dimensions of all buildings at ground level.
- As Shown On Survey**
- Substantial features have been shown hereon.
- Location of utilities via observed evidence that are existing on or serving the surveyed property are shown hereon. **See Survey Note #6**
- Names of adjoining owners of platted lands according to current public records. **As Shown On Survey**
- There is no evidence of current earth moving work, building construction of building additions at the time of this survey.

**SURVEY NOTES**

- Fee Simple ownership is vested The Star Tribune Company on commitment date.
- Subject to easements and restrictions of record, if any.
- All distances shown hereon are in U.S. Survey feet and tenths or hundredths of a U.S. Survey foot.
- Angular units are shown in degrees (°), minutes (') and seconds (").
- No Jurisdictional Wetlands were delineated for the subject properties.
- We searched for buried structures and utilities on and/or serving the site to the best of our ability, subject to the following restrictions:  
  
A. Utility operations do not consistently respond to locate requests through the Gopher State One Call service for boundary purposes such as this.  
B. Those utility operators that do respond, often will not locate services from their main line to the customer's structure or facility - they consider those segments private installations that are outside their jurisdiction. If a private service to an adjoining's side crosses this site or a service to this site crosses an adjoining, it may not be located since most operators will not mark such private services.  
C. Snow and ice conditions during winter months may obscure otherwise visible evidence of a buried structure or utility.  
D. Maps provided by operators, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive.  
E. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT (651) 454-0002.  
F. Per Gopher State One-Call Ticket No. 131504404, the following utilities and municipalities were notified:  
  
A T & T/TRANSMISSION (903) 753-3145  
AT&T LOCAL SVCS/TRANSMISSI-TCG (903) 753-3145  
CITY OF MINNEAPOLIS (612) 673-5600  
ROGERS COMMUNICATIONS (877) 459-2690  
COMCAST (612) 522-8141  
MP NEXLEVEL, LLC (320) 963-2400  
DELL-COMM, INC. (763) 783-0035  
METRO TRANSIT-LT RAIL (612) 341-5633  
LIGHTCOPE, A CENTURYLINK CO. (855) 742-6062  
MCI (800) 289-3427  
MCLEOD USA (800) 289-1901  
METRO TRANSIT (612) 349-7547  
MINNEAPOLIS ENERGY CTR (612) 349-6087  
METRO WASTE COMMISSION (651) 602-4511  
CENTER POINT ENERGY (612) 342-5200  
QWEST (800) 283-4237  
GROUP TELECOM (416) 849-2000  
TTM OPERATING CORP. (612) 309-8422  
SPRINT/LONG DISTANCE (800) 521-0579  
LEVEL 3 COMMUNICATIONS (877) 366-8344 (ext.3)  
  
XCEL ENERGY (612) 630-4366  
XO COMMUNICATIONS INC (612) 309-8422  
ZAYO BANDWIDTH (888) 267-1063

7. EXCEPTIONS - Items pertaining to Schedule B-Section II of Commitment to Title from First American Title Insurance Company Order No. NCS-590430-MPLS, revised January 6, 2014:

ITEM 12. Easement for public street purposes over part of Lot 5, Block 70, in favor of the City of Minneapolis as contained in the Easement Deed, dated March 11, 1980, recorded June 18, 1981, as Document No. 1428970. (Parcel 3, Tract B) **As Shown On Survey.**

ITEM 16. The following matters, as shown on survey prepared by Gustafson Geomatics, LLC, designated as Job No. SS40419, dated February 12, 2007, last revised September 14, 2007:

- Possible unrecorded third party rights to two billboards located on, respectively, Block 68 and Block 69. **As Shown On Survey.**
- Bus shelter along 4th St. South encroaches 1.7 feet onto Lot 1, Block 69. **As Shown On Survey.**
- The following improvements encroach from Lot 1, Block 70, into street right of way for Park Avenue South: steel canopy to maximum of 9.9 feet; concrete loading dock to a maximum of 3.1 feet. **As Shown On Survey.**

**SURVEYOR'S CERTIFICATION**

To Star Tribune Media Company LLC, a Delaware limited liability company, Ryan Companies US, Inc., Wells Fargo Bank, National Association, City of Minneapolis and First American Land Title Association:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 11(b), 13 and 16, of Table A thereof. The field work was completed on November 7, 2013.

Date of Map: August 8th, 2013

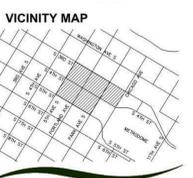
*Michael R. Williams*  
Michael R. Williams, PLS  
MN Registration No. 44076  
EVS Incorporated  
10250 Valley View Road, Suite 123  
Eden Prairie, MN 55344  
(952) 646-0236



Know what's Below.  
Call before you dig.



CONTROL POINT DATA				
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING	ELEVATION
105	CP105 NW COR 5TH & PARK	167054.200	531600.170	842.620
503	CP503 NE 4TH & PORTLAND	167567.618	531546.843	832.606
504	CP504 NW 3RD & PORTLAND	167957.197	531693.512	828.597
11835	CP FND PK W SIDE CHICAGO	167348.388	532283.696	835.008
11923	CP11923 SE COR 3RD & CHICAGO	167421.177	532461.862	828.222
30254	CP30254 SE COR 4TH & PARK	167293.434	531858.393	833.993
30497	CP30497 SW COR 3RD & PARK	167683.491	532004.536	830.062



#	DATE	REVISION
1	07.16.13	Added Block 70
2	01.17.14	Revised Title Commitment & updated drawing
3	01.20.14	Revised Certification
4	01.31.14	Revision to west line of Block 74

I HEREBY CERTIFY THAT THIS PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
*Michael R. Williams*  
MICHAEL R. WILLIAMS  
DATE: 2013/08/08  
REGISTRATION NUMBER: 44096

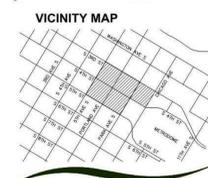
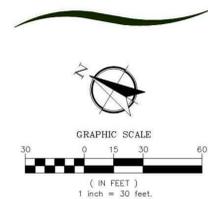
DRAWN BY: LCC / MRW  
CHECKED BY: MRW  
DATE: 2013.08.08  
PROJECT #: 2013-031.2

SHEET NUMBER  
**C100**

CLIENT  
**Ryan Co.**  
PROJECT  
**East Village**  
LOCATION  
**Minneapolis, MN**  
SHEET  
**ALTA/ACSM LAND TITLE SURVEY**

**LEGEND**

△	STATION MARK	—S—	SANITARY SEWER
○	BENCH MARK	—SF—	SANITARY FORCEMAIN
●	FOUND IP	—SS—	SANITARY SERVICE
○	SET IP	—S—	STORM SEWER
○	STORM MH	—TL—	TELEPHONE
○	SANITARY MH	—FO—	FIBER OPTIC
○	SANITARY CLEAN OUT	—CATV—	CABLE TELEVISION
○	CLEAN OUT	—C—	COMMUNICATION LINE
○	COMMUNICATION MH	—E—	ELECTRIC
○	UNKNOWN MH	—GHP—	OVERHEAD POWER
○	STEAM MH	—UGP—	UNDERGROUND POWER
○	COMMUNICATION MH	—OHU—	OVERHEAD UTILITY
○	TELEPHONE PEDESTAL	—W—	WATER
○	TELEVISION PEDESTAL	—GAS—	GAS
○	ELECTRIC MH	—6"—	6" WATER
○	ELECTRIC PEDESTAL	—8"—	8" WATER
○	ELECTRIC METER	—12"—	12" WATER
○	TRANSFORMER	—8"—	8" STORM
○	LIGHT	—12"—	12" STORM
○	UTILITY POLE	—15"—	15" STORM
○	GUY WIRE	—18"—	18" STORM
○	GAS MH	—24"—	24" STORM
○	GAS METER	—36"—	36" STORM
○	GAS VALVE	—S—	STEAM LINE
○	WATER MH	—F—	FENCE
○	WELL	—XWD—	FENCE
○	HYDRANT	—W—	EDGE OF WATER
○	WATER VALVE	—	MAJOR CONTOUR INTERVAL
○	WATER SHUT OFF	—	MINOR CONTOUR INTERVAL
○	WATER METER	—	BOLLARD
○	BOLLARD	—	CONCRETE CURBING
○	CONCRETE CURBING	—	EXISTING BUILDING
○	SIGN		
○	HAND HOLE		
○	FLAGPOLE		
○	SPOT ELEVATION		
○	DECIDUOUS TREE		

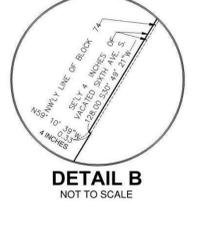
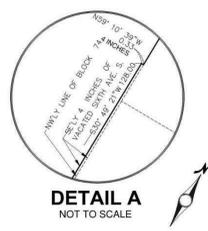
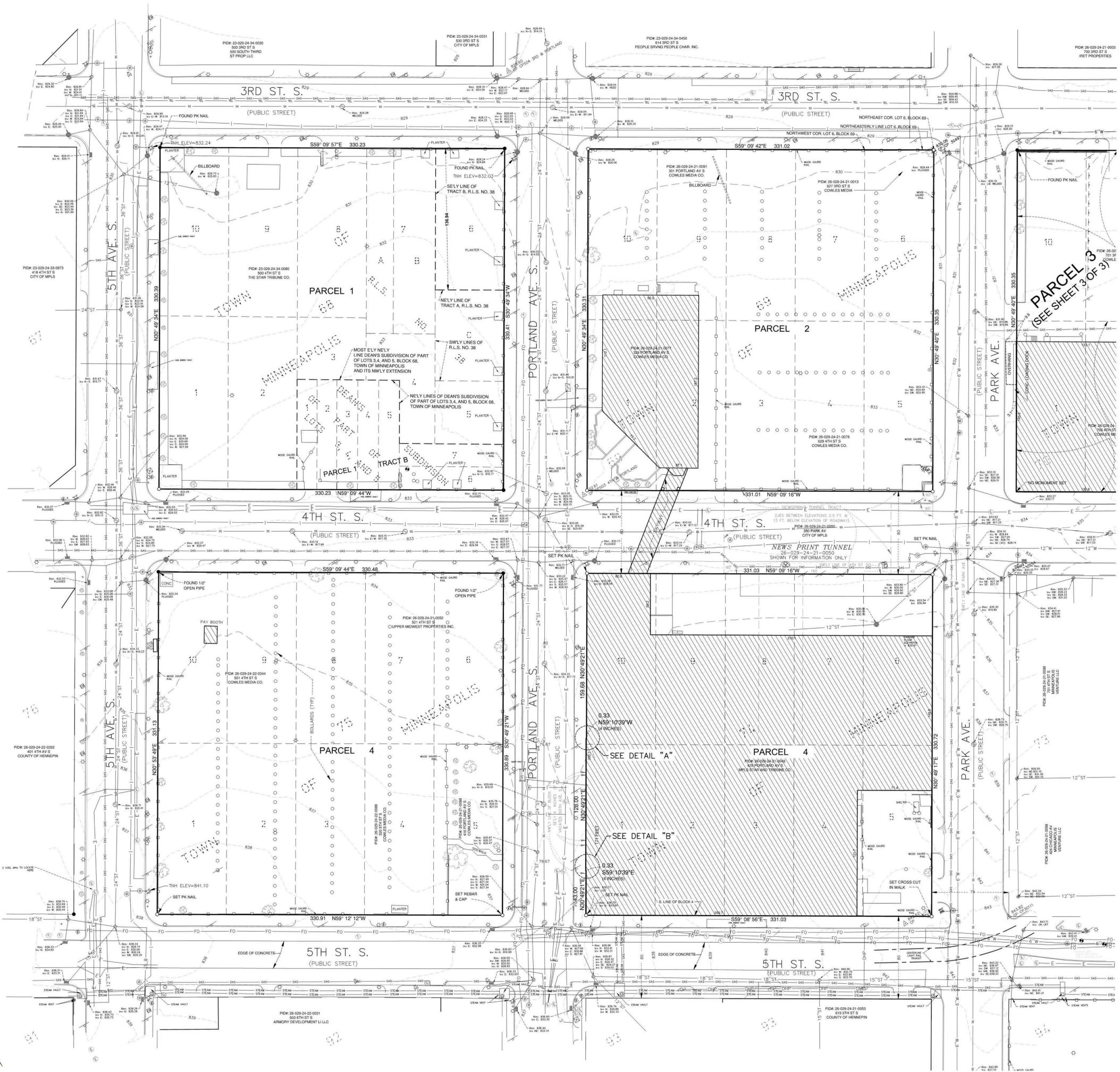


#	DATE	REVISION
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3	01.20.14	Revised Certification
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I HEREBY CERTIFY THAT THIS PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
*Richard A. Williams*  
DATE: 08/11/17  
REGISTRATION NUMBER: 44996

DRAWN BY: LCC / MRW  
CHECKED BY: MRW  
DATE: 2013.08.08  
PROJECT #: 2013-031.2

SHEET NUMBER  
**C101**













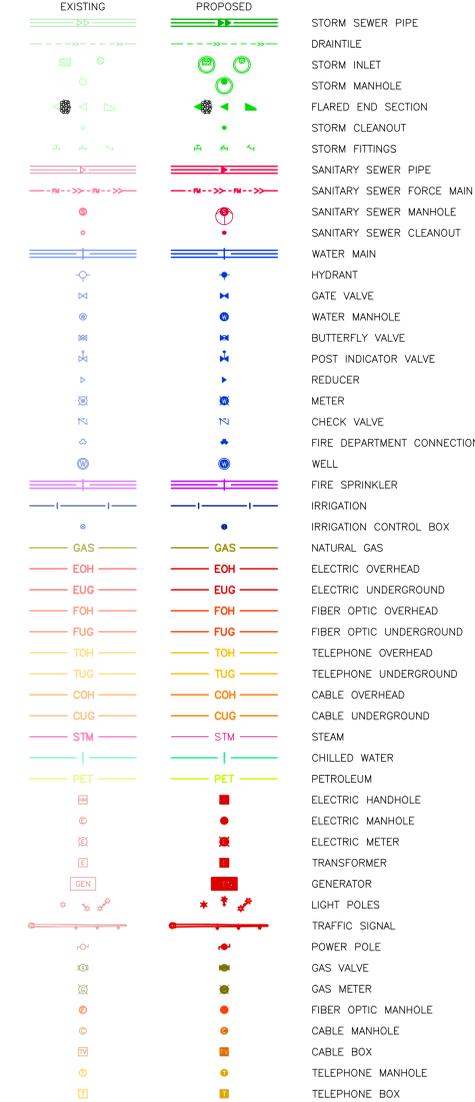
BUILDING LASTING RELATIONSHIPS

RYAN A+E, INC.  
 50 South Tenth Street, Suite 300  
 Minneapolis, MN 55403-2012  
 612-492-4000 tel  
 612-492-3000 fax

**UTILITY NOTES:**

- PRIOR TO CONSTRUCTION, SUBCONTRACTORS WHOSE WORK REQUIRES EXCAVATION SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND INVERTS, SHOWN OR NOT SHOWN. ANY DISCREPANCY BETWEEN PLANS AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
- THE UTILITY CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF THE BUILDING PIPE SYSTEM PRIOR TO CONSTRUCTING SERVICE CONNECTIONS.
- ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF MINNEAPOLIS SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
- UTILITY TRENCHES SHALL BE COMPACTED IN ACCORDANCE WITH GUIDELINES PROVIDED BY GEOTECHNICAL ENGINEER.
- CONNECTION TO THE EXISTING SANITARY SEWER AND WATER REQUIRES INSPECTION BY THE CITY OF MINNEAPOLIS.
- FIELD ADJUST ALL CASTINGS TO MATCH FINAL GRADES.
- THE EXISTING BITUMINOUS PAVEMENT SHALL BE SAWCUT IN ACCORDANCE WITH MINNEAPOLIS UTILITY CONNECTION REQUIREMENTS.
- THE UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING THE APPROPRIATE SEWER, WATER AND PLUMBING PERMITS FROM THE CITY'S BUILDING DEPARTMENT.
- GENERAL CONTRACTOR SHALL COORDINATE WORK WITH ALL UTILITY COMPANIES.
- MINIMUM DEPTH TO TOP OF WATER LINES TO BE 7.5' FROM FINISHED GRADE.
- MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY, STORM AND WATERMAIN TO BE 1.5'. MINIMUM HORIZONTAL CLEARANCE BETWEEN SANITARY AND WATERMAIN TO BE 10'.

**LEGEND:**



**PROJECT NAME**  
**RADISSON RED**  
**MINNEAPOLIS**

**LOCATION**  
 MINNEAPOLIS, MN  
 55415

**ISSUE RECORD**

ISSUE #	DATE	DESCRIPTION
1	5-4-2015	PDR SUBMITTAL
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**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

5/1/2015 5:03:13 PM  
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

**DAN ELENBAAS**

**REGISTRATION NO.**  
 44614

**DATE**  
 5-4-2015

© 2015 RYAN A+E, INC.

**SHEET TITLE**  
**UTILITY PLAN**

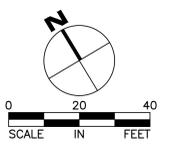
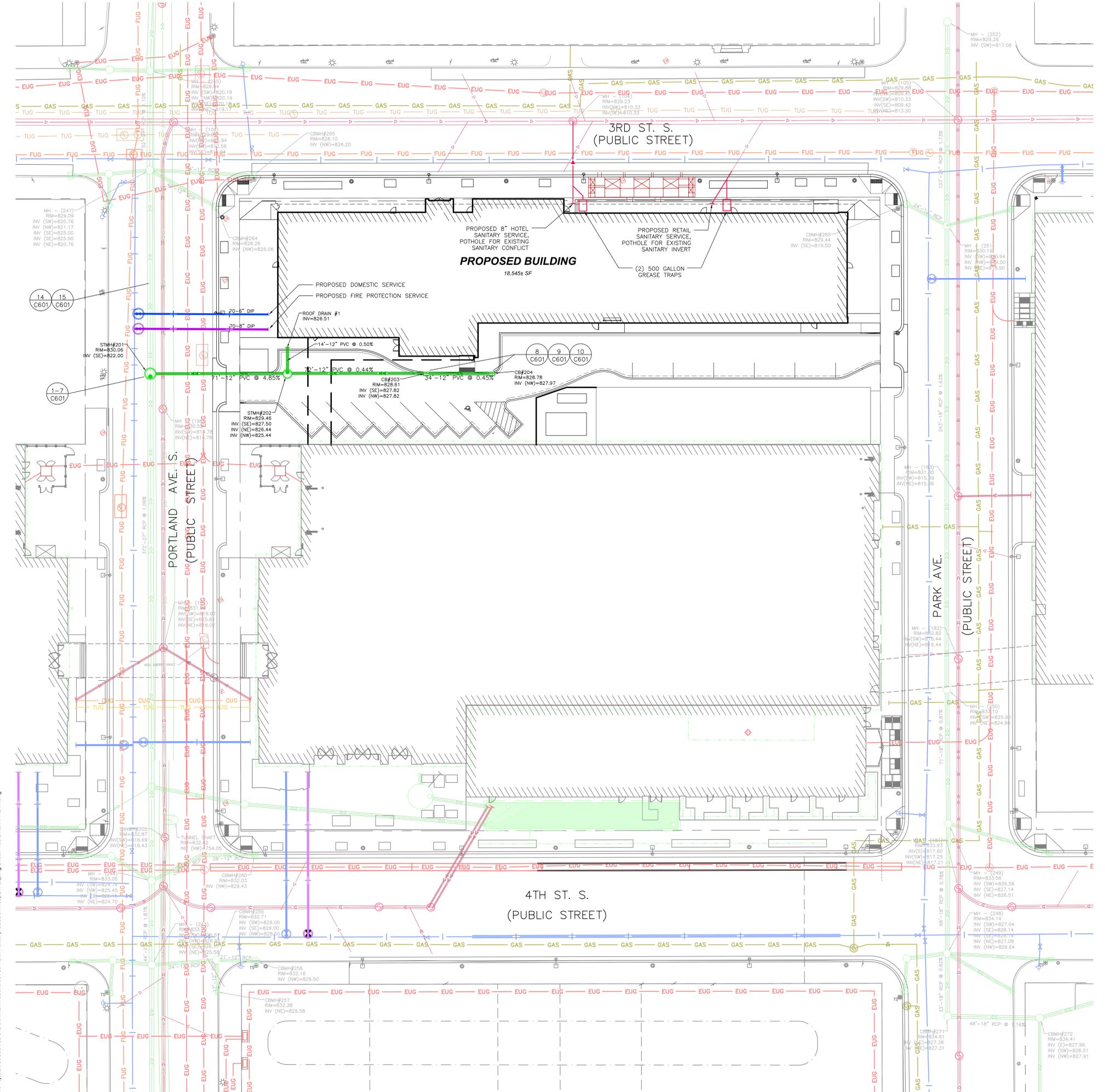
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**C500**

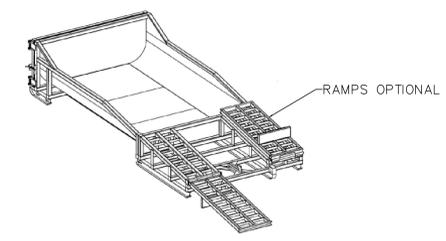
**DRAWN BY**  
 TJR

**CHECKED BY**  
 DLE

**JOB NO.**  
 700-512

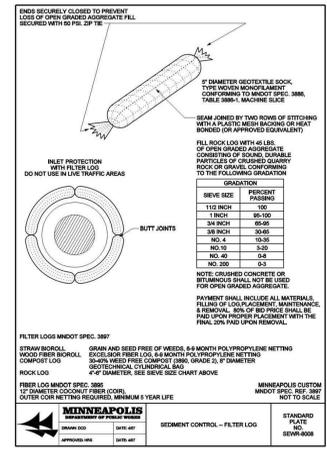
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 5-4-2015



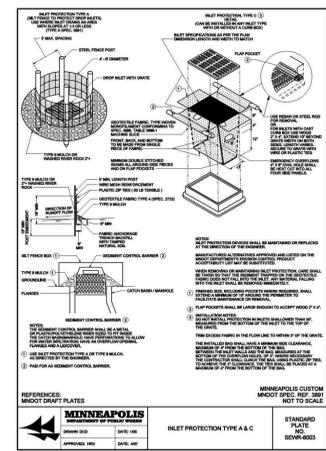


—CONTAINER MUST BE PORTABLE, TEMPORARY AND WATERTIGHT  
—WASHOUT WATER MUST BE DISPOSED OF OR TREATED AND RECYCLED IN AN ENVIRONMENTALLY SAFE MANNER AND IN ACCORDANCE WITH FEDERAL, STATE OR LOCAL REGULATORY GUIDELINES

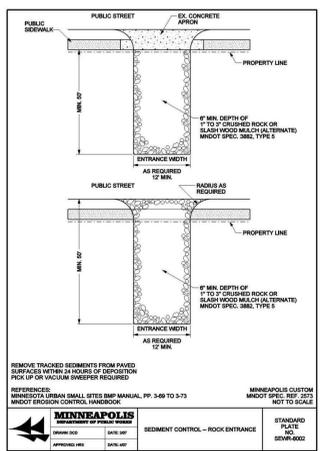
PORTABLE CONCRETE WASHOUT



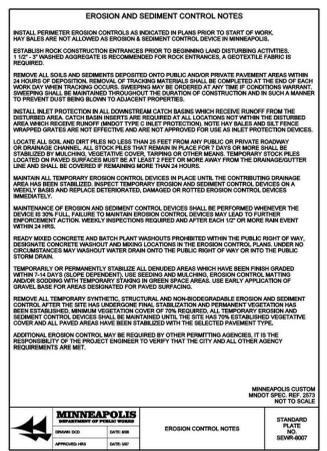
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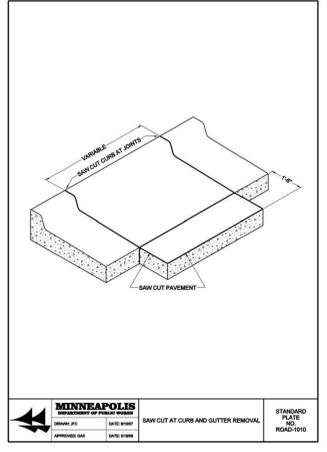
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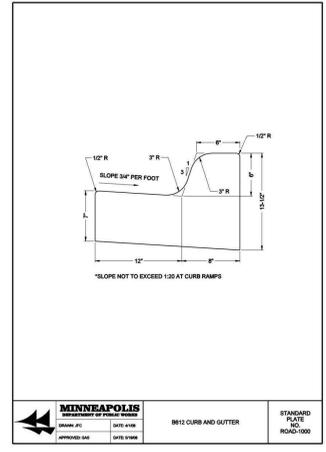
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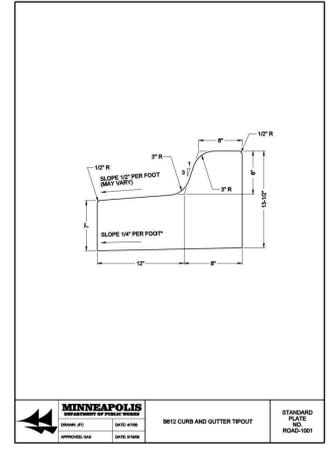
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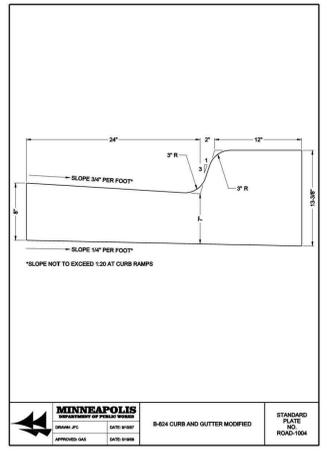
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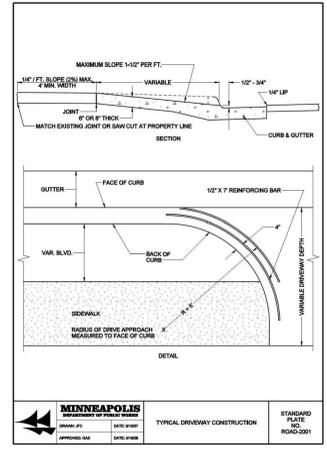
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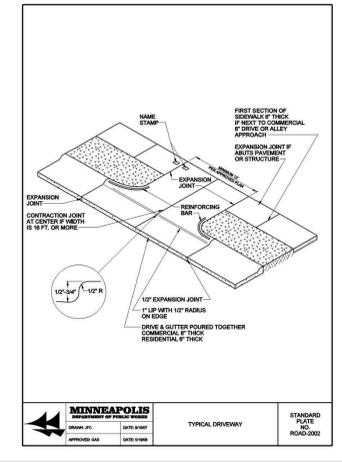
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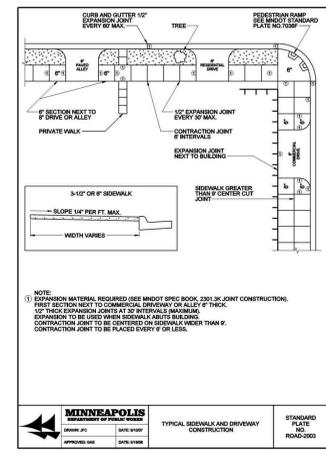
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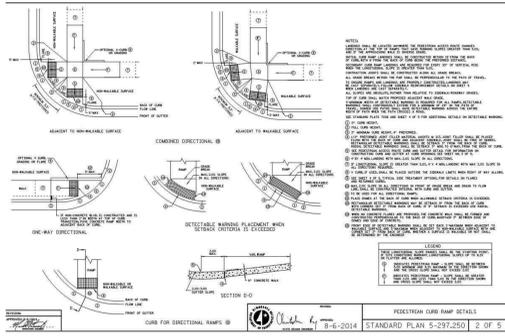
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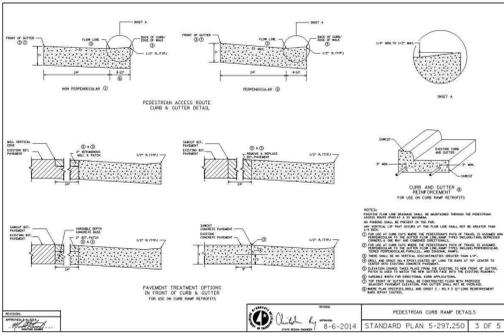
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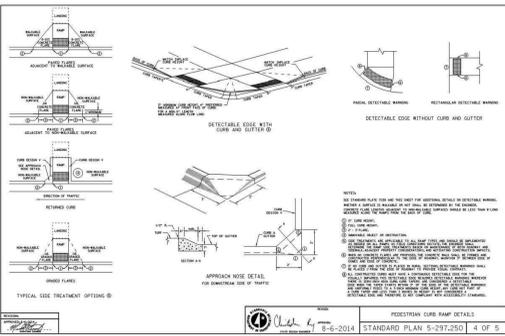
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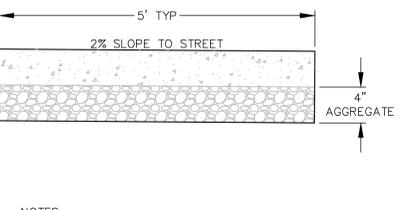
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C600 NTS

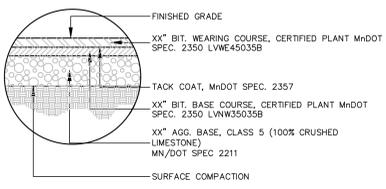


15  
C600 NTS



NOTES:  
REFERENCE TO MN-DOT SPEC. 2521  
CONTRACTION JOINTS AT 5' SPACING  
CUBIC YARDS PER LINEAL FOOT = 0.0617  
LINEAL FEET PER CUBIC YARD = 16.21  
EXPANSION JOINTS EVERY 40' OR LESS

CONCRETE SIDEWALK SECTION



NORMAL DUTY  
TYPICAL BITUMINOUS PAVEMENT SECTION  
(xx=YEAR DESIGN PER BRAUN REPORT DATED xx/xx/xxxx)

16  
C600 NTS

17  
C600 NTS

18  
C600 NTS

19  
C600 NTS

20  
C600 NTS

## PROJECT NAME RADISSON RED MINNEAPOLIS

LOCATION  
MINNEAPOLIS, MN  
55415

### ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
1	5-4-2015	PDR SUBMITTAL
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PRELIMINARY  
NOT FOR  
CONSTRUCTION

5/1/2015 5:03:27 PM  
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

DAN ELENBAAS

REGISTRATION NO. 44614 DATE 5-4-2015

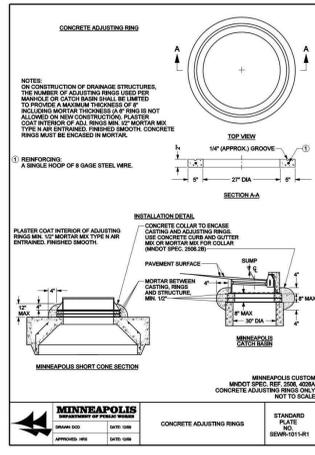
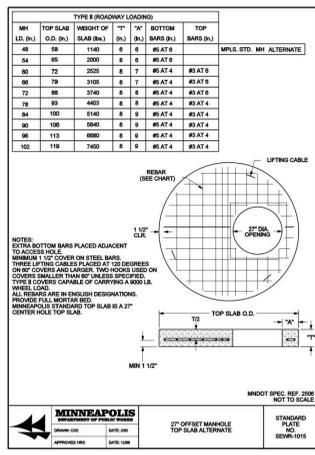
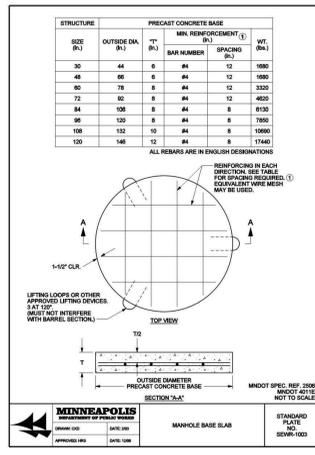
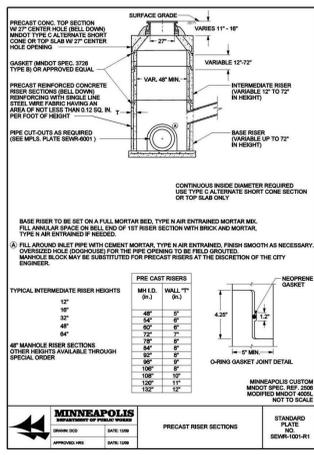
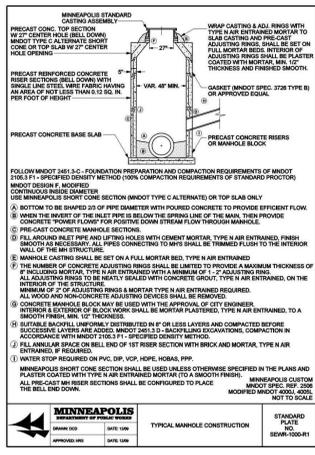
SHEET TITLE  
DETAILS

SHEET NO.

C600

DRAWN BY TJR CHECKED BY DLE

JOB NO. 700-512 DATE 5-4-2015



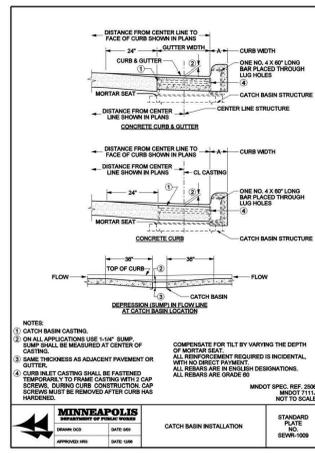
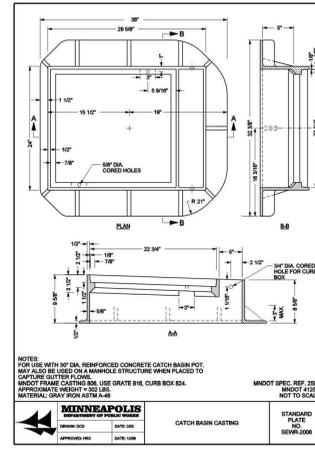
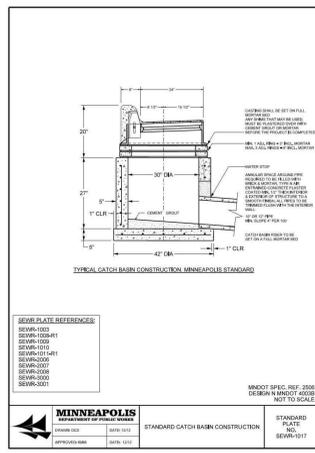
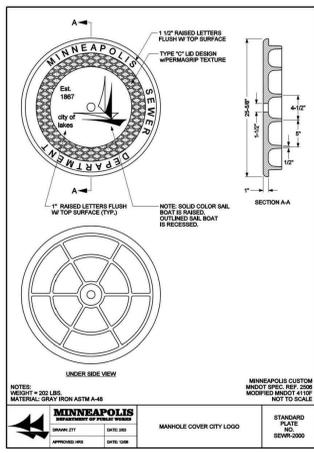
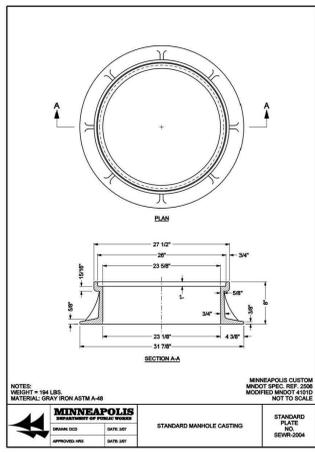
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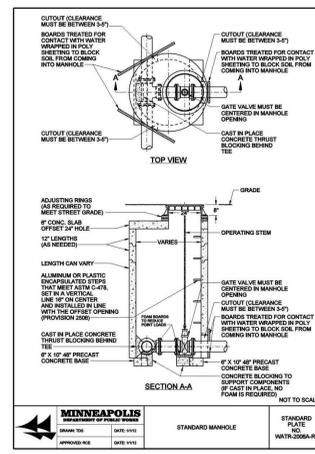
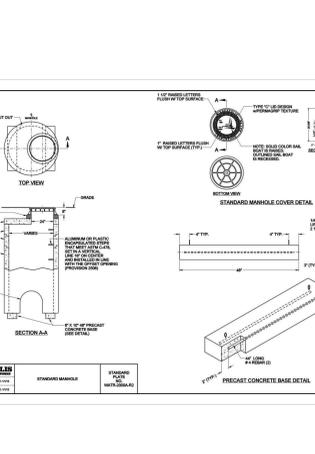
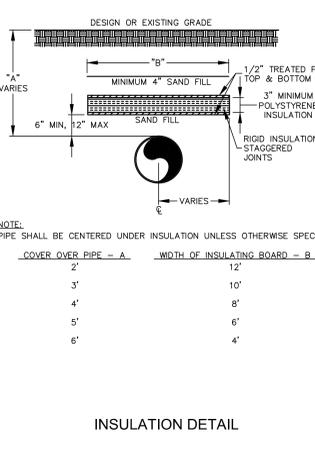
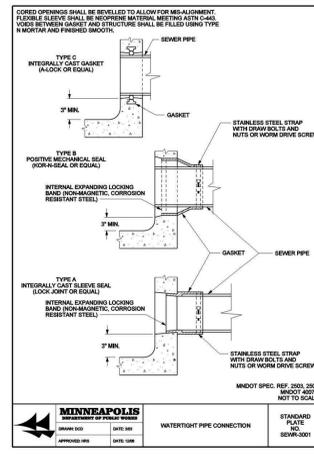
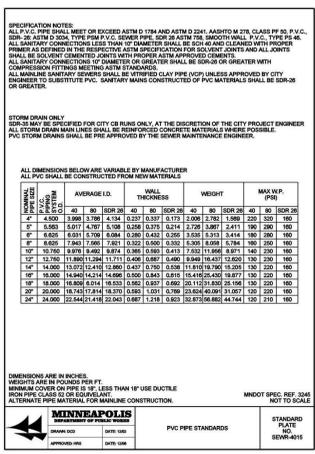
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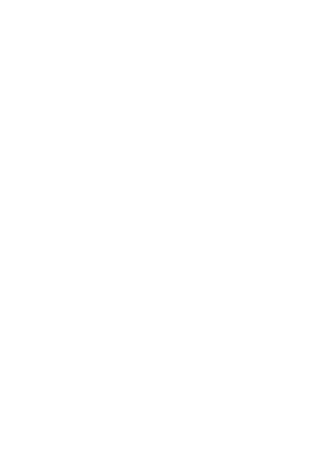
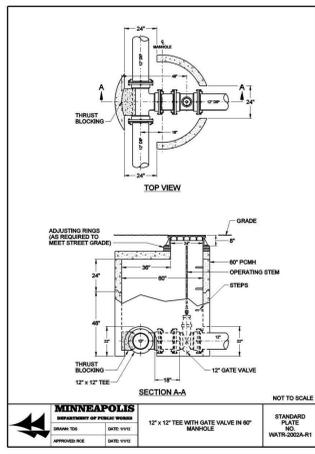
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C601 NTS

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C601 NTS



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C601 NTS

PROJECT NAME  
**RADISSON RED  
MINNEAPOLIS**

LOCATION  
MINNEAPOLIS, MN  
55415

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
1	5-4-2015	PDR SUBMITTAL
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**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

5/1/2015 5:03:32 PM  
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

DAN ELENBAAS

REGISTRATION NO. 44614 DATE 5-4-2015

SHEET TITLE  
**DETAILS**

SHEET NO.  
**C601**

DRAWN BY TJR CHECKED BY DLE  
JOB NO. 700-512 DATE 5-4-2015



PROJECT NAME  
**RADISSON RED**

LOCATION  
MINNEAPOLIS, MN

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	4/24/15	LA REVIEW
2	4/29/15	LA REVIEW
3	5/4/15	COMMITTEE OF THE WHOLE

NOT FOR CONSTRUCTION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Landscape Architect under the laws of the State of Minnesota.

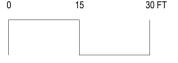
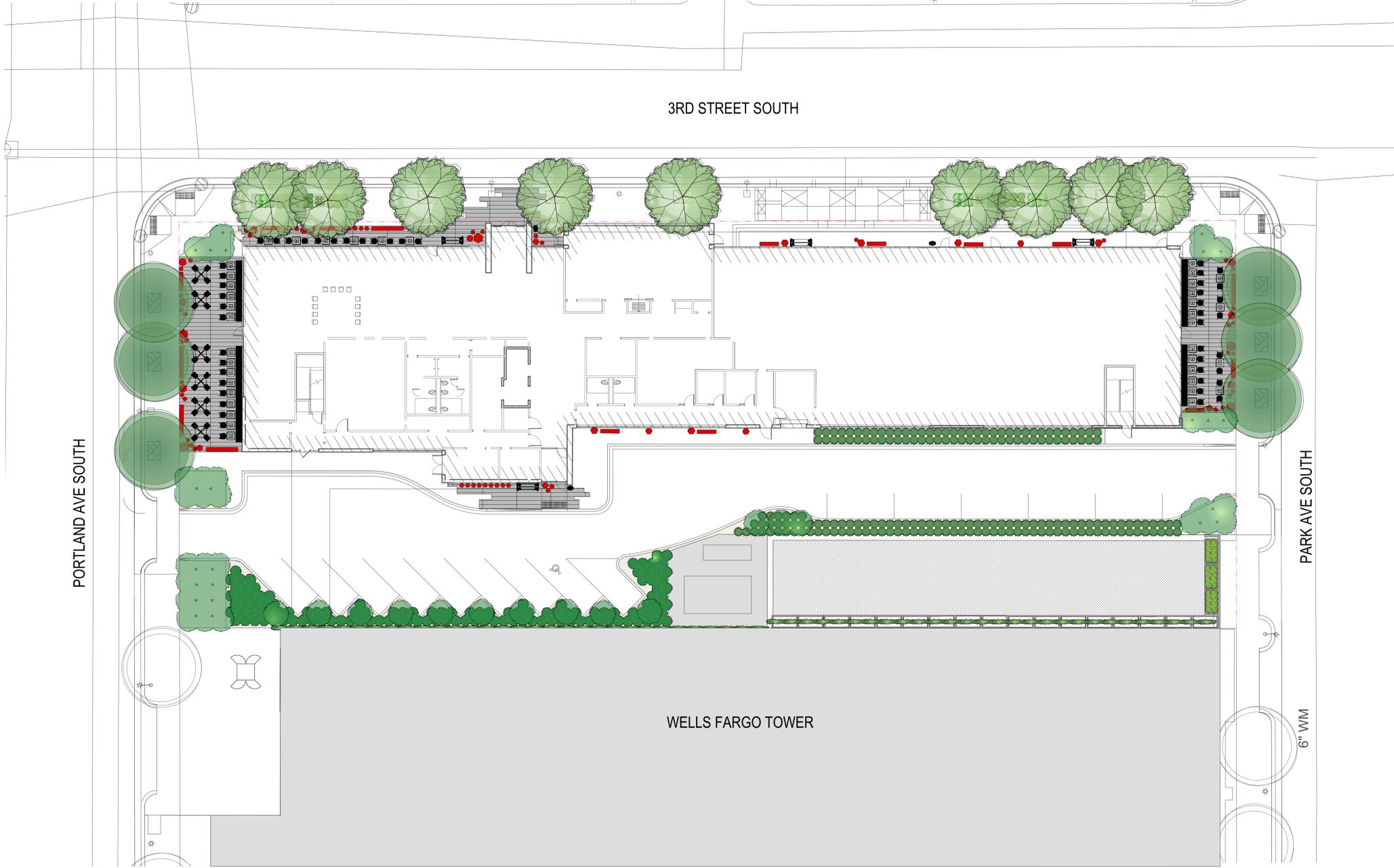
KEVIN PFEIFFER

REGISTRATION NO. 41600 DATE 5/4/2015

SHEET TITLE  
**LANDSCAPE SITE PLAN**

SHEET NO.  
**L100**

DRAWN BY GGW CHECKED BY CLR  
JOB NO. 700512 DATE 5/4/2015



PORTLAND AVE SOUTH

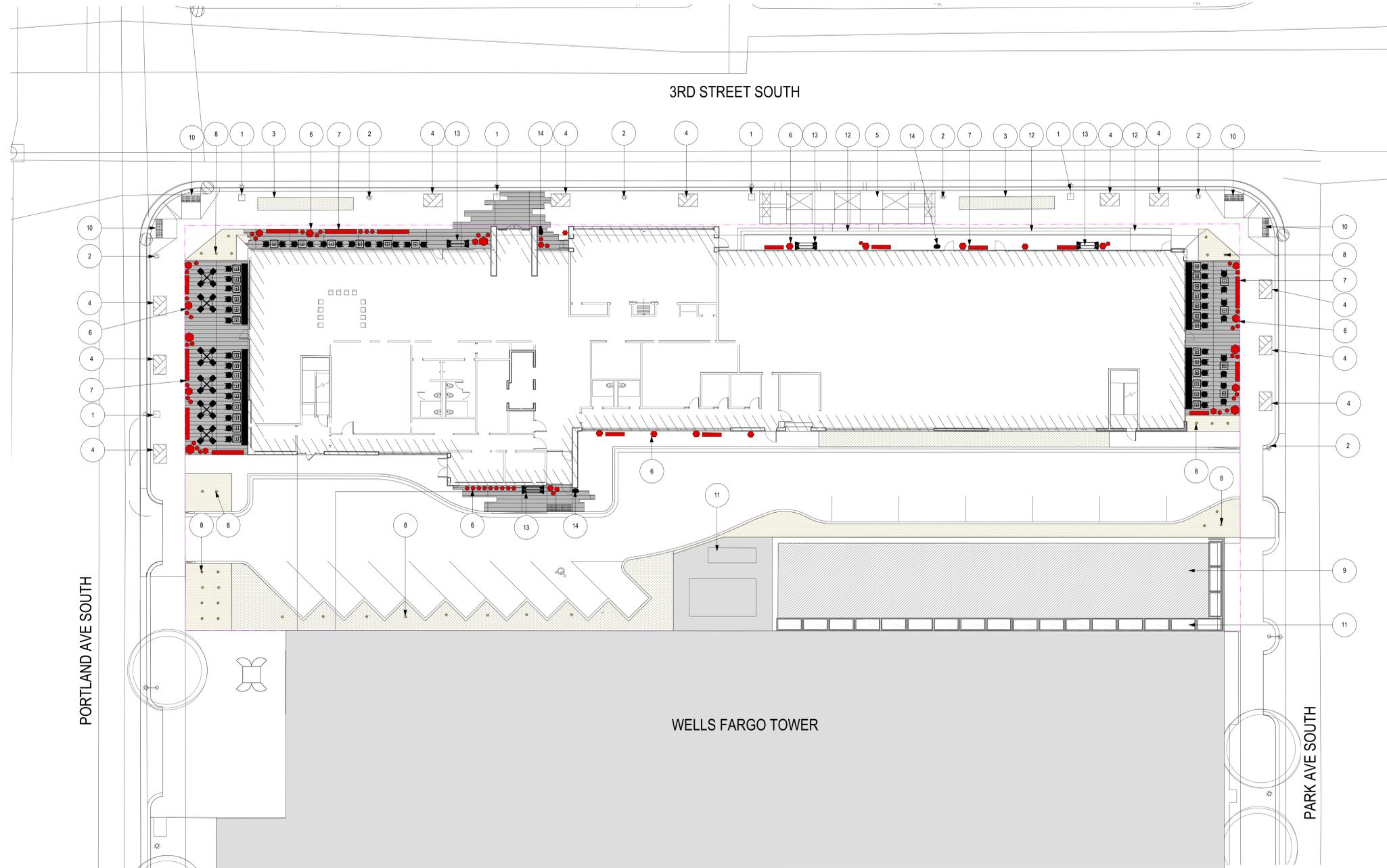
3RD STREET SOUTH

PARK AVE SOUTH

WELLS FARGO TOWER

6" WM

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	4/24/15	LA REVIEW
2	4/29/15	LA REVIEW
3	5/4/15	COMMITTEE OF THE WHOLE



**LEGEND**

- 
- ANCHOR BLOCK - "RINN PADIO 14" (3100 SF)  
GRAPHITE COLOR
- HARDWOOD MULCH (4100 SF)

**KEY NOTES**

- 1 STREET LIGHTS (REFER TO CIVIL)
- 2 PEDESTRIAN LIGHTS (REFER TO CIVIL)
- 3 RAIN GARDENS
- 4 URBAN ACCESSORIES "JAMISON" TREE GRATE 4' X 6'
- 5 UTILITIES (REFER TO CIVIL)
- 6 OCTOGON PLANTERS
- 7 RECTANGULAR PLANTERS
- 8 TREE UPLIGHTING
- 9 PROPOSED UPGRADED WOOD DECK ROOFING (BY OTHERS)
- 10 PEDESTRIAN RAMPS (REFER TO CIVIL)
- 11 PROPOSED 4'X8' PLANTER BOX FOR VINES AND GRASSES (BY OTHERS)
- 12 CONCRETE STEPS (REFER TO CIVIL)
- 13 LANDSCAPE FORMS "CONNECT RAILS" BENCH
- 14 LANDSCAPE FORMS "COLLECT" TRASH RECEPTACLE

NOT FOR CONSTRUCTION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Landscape Architect under the laws of the State of Minnesota.

KEVIN PFEIFFER

REGISTRATION NO. 41600 DATE 5/4/2015  
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SHEET TITLE  
**LAYOUT PLAN**

SHEET NO.  
**L200**

DRAWN BY GWW CHECKED BY CLR  
JOB NO. 700512 DATE 5/4/2015

OUTDOOR SEATING EXAMPLES



ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	4/24/15	LA REVIEW
2	4/29/15	LA REVIEW
3	5/4/15	COMMITTEE OF THE WHOLE

NOT FOR CONSTRUCTION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Landscape Architect under the laws of the State of Minnesota.

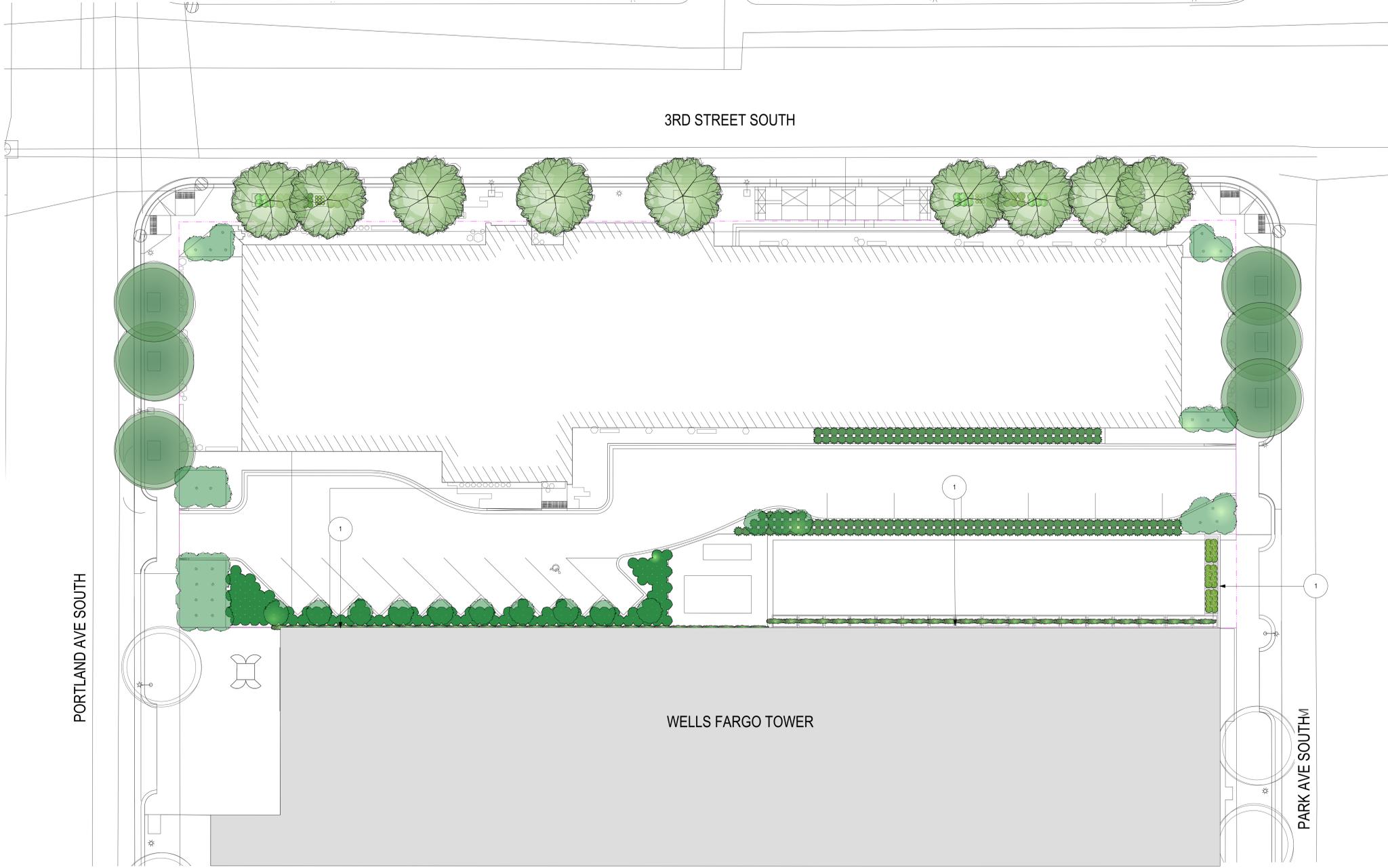
KEVIN PFEIFFER

REGISTRATION NO. 41600 DATE 5/4/2015

SHEET TITLE  
**PLANTING PLAN**

SHEET NO.  
**L400**

DRAWN BY GWW CHECKED BY CLR  
JOB NO. 700512 DATE 5/4/2015

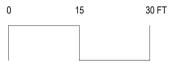


**PROPOSED PLANTINGS**

STREET TREES (3" B&B)	15
ORNAMENTAL TREES (1.5" B&B)	51
SHRUBS (5 GAL)	192
PERENNIALS AND GRASSES (1 GAL)	233

**KEY NOTES**

1 PROPOSED VINES AND GRASSES (BY OTHERS)



PORTLAND AVE SOUTH

3RD STREET SOUTH

WELLS FARGO TOWER

PARK AVE SOUTH