

## MEMORANDUM

---

**TO:** City Planning Commission, Committee of the Whole  
**FROM:** [Kimberly Holien](#), Senior City Planner, (612) 673-2402  
**DATE:** June 4, 2015  
**SUBJECT:** 360 Nicollet Mall

---

The applicant has revised plans for the project proposed at 360 Nicollet Mall, known as the Ritz Block, based on comments received by the City Planning Commission (CPC) at the April 30, 2015, Committee of the Whole meeting. The applicant and Department of Community Planning and Economic Development seek feedback from the Commission on the proposed changes. This input will be used by the applicant as they prepare formal applications. The attached plans include a site plan, floor plans, elevations and color renderings.

The applicant has made the following modifications to the plans since the April 30, 2015 CPC Committee the Whole meeting:

- A 3,700 square foot retail space has been added to the corner of 4<sup>th</sup> Street and Marquette Avenue. The bike valet has been moved to the center of the building along 4<sup>th</sup> Street.
- The residential lobby has been modified to include an entrance from 4<sup>th</sup> Street.
- The skyway lobby has been modified to include an open stair from the Nicollet Mall entrance.
- The north elevation of the building has been modified to address concerns about blank walls.
- The access into the parking levels has been modified to allow access from the service drive (accessed via Marquette Avenue in addition to the 4<sup>th</sup> Street access).

The prominent site is located in the core of downtown and includes the entire block bounded by Nicollet Mall, 3<sup>rd</sup> Street S, Marquette Avenue and 4<sup>th</sup> Street S. Located on the city's primary retail and commercial street, and one block from the region's busiest light rail transit station, the property currently consists entirely of a bituminous surface parking lot that includes a total of 254 off-street parking spaces. This parking lot has been on the site since the former Sheraton Ritz hotel was demolished in 1990. It has been identified as a key redevelopment site by the *Downtown 2025 Plan* and in the *North Nicollet Mall Development Objectives*. The north portion of the block would remain surface parking. According to the EAW, the site is anticipated to be developed in two separate phases and would provide at completion up to 728 dwelling units, 12,000 square feet of commercial space, and up to 909 off-street parking spaces. Alternatively, Phase 2 could be constructed with up to 365,606 square feet of office space instead of residential units.

The overall massing of the project is largely unchanged from the previous Committee of the Whole meeting. The building is still designed as a 30-story residential tower that fronts on Nicollet Mall above

a parking podium that extends the length of 4<sup>th</sup> Street. The building will have 368 residential units with 369 off-street parking stalls. The ground floor consists of a large retail space fronting on Nicollet Mall, the added retail space at the corner of Marquette Avenue and 4<sup>th</sup> Street, a pedestrian skyway access from Nicollet Mall, residential amenities such as a lobby, dog wash, bike valet and storage and parking. The entrance into the parking ramp is from 4<sup>th</sup> Street and has been shifted slightly to the east over the previous version of the plans due to the added retail space. The entrance lobby is the center of the building along 4<sup>th</sup> Street with two primary residential entrances proposed; one from Nicollet Mall and one from 4<sup>th</sup> Street. The Nicollet Mall entrance is recessed approximately 40 feet from the front lot line. The south portion of the building is setback nine feet from the front lot line adjacent to Nicollet Mall and steps back to 30 feet on the north end. This increased setback will allow for widened pedestrian circulation at street level and an opportunity for outdoor space for the retail use. The building would be located directly up to the east property line along Marquette Avenue and the south property line along 4<sup>th</sup> Street.

The second floor includes a skyway along Nicollet Mall that will connect to the building south of the site at 401 Nicollet Mall. This skyway will be accessible to the general public via an entrance on Nicollet Mall. Residents of the building will access the skyway lobby via a shuttle elevator in the same location. The balance of the second floor is parking. The applicant has shown potential for a skyway connection across Nicollet Mall to the Central Library that could be constructed with Phase 2. Because the portion of the Central Library that was designed to accommodate a skyway connection across Nicollet Mall does not match up with the footprint of the proposed building, the skyway connection is not possible with this phase of the project. Residential units begin on the third floor. Units fronting on Nicollet Mall will have balconies overlooking the street. The balconies are approximately 7.5 feet in depth. The residential tower extends up to the 30<sup>th</sup> floor. The 4<sup>th</sup> Street and Marquette Avenue frontages will primarily consist of a five-story parking podium above the first floor. The top of the parking deck will include an outdoor residential amenity space with a pool, sun deck, and outdoor seating areas. The sixth floor of the building will include other residential amenities such as a fitness center and club room to complement the amenity deck.

The parking garage will be accessed via a curb cut from 4<sup>th</sup> Street. The applicant is also proposing access into the parking area via a service drive along the north side of the building that is 24 feet in width. This second access has been proposed due to the fact that the 4<sup>th</sup> Street access has been relocated closer to the intersection of 4<sup>th</sup> Street and Marquette Avenue. The center service drive will presumably serve the buildings constructed as part of Phase 2 as well. The parking podium is designed to be completely unique from the residential tower and lacks any sort of active use above the first floor. The proposed exterior materials are precast concrete, glass and metal panel.

The site is zoned B4-2, Downtown Business district and is located in the DP, Downtown Parking and NM, Nicollet Mall Overlay districts. *The Minneapolis Plan for Sustainable Growth* identifies the site as commercial on the future land use map. Nicollet Mall is a commercial corridor and downtown is a designated Growth Center and Major Retail Center. As noted above, the *Downtown 2025 Plan* and *North Nicollet Mall Development Objectives* identify the site as a key development site. Thus far, the only application identified is Site Plan Review. Additional applications may be identified once more detailed plans are received.

As noted above, the applicant has made modifications to the north elevation to respond to concerns about blank walls and lack of a cohesive design treatment on this elevation. While this elevation has been improved with the addition of windows on the north and south ends and colored banding, it would still require alternative compliance. Per the Site Plan Review chapter, all four sides of the building should be compatible with one another in terms of appearance and materials. The north elevation is

still nearly 100 percent precast concrete with no real articulation to break up the building wall. This side is not compatible with the other three elevations of the building. Additionally, alternative compliance would be required to allow blank walls in excess of 25 feet on this elevation. Staff would likely not recommend that the City Planning Commission grant alternative compliance for either of these requirements. This elevation will be completely exposed until the second half of the block is developed and even then will be highly visible due to a driveway between the two buildings. Staff also encourages the applicant to consider a more cohesive design between the parking podium and residential tower.

At the previous meeting, staff noted concerns about the amount of above-grade parking proposed. No modifications have been made in this regard and staff has concerns about the amount of above grade parking and lack of activity along 4<sup>th</sup> Street and Marquette Avenue above the first floor. As designed, floors two through five will serve nearly entirely as a parking podium along these frontages. Staff continues to encourage the applicant to consider providing underground parking on this large site to provide more activity above grade on this prominent site in the downtown core.

Formal applications have not been submitted at this time. The applicant anticipates attending a public hearing later this summer.

May 15, 2015

Ms. Kimberly Holien  
Senior Planner  
City of Minneapolis, CPED  
Public Service Center  
250 South Fourth Street (Room 300)  
Minneapolis, MN 55415

**RE: 360 NICOLLET MALL – COMMITTEE OF THE WHOLE (COW) Submittal**

Dear Kimberly:

Enclosed please find our updated Committee of the Whole submittal for the proposed mixed use building at 360 Nicollet Mall. Based on the input received, we have:

- Improved the corner of 4<sup>th</sup> Street and Marquette by adding a 3,700 SF retail space
- Added a residential entrance on 4<sup>th</sup> Street with access to the lobby, leasing office and bike valet areas
- Incorporated an open stair into the skyway lobby on Nicollet Mall
- Developed the north elevation of the podium to add visual interest until the northern portion of the block is developed

We are including six 11"x17" copies of project materials and one electronic copy:

- Development, Vision + Goals
- Green Sustainable Principles
- Site plans
- Landscape plan
- Building floor plans
- Building elevations
- Context studies and renderings

Please review the enclosed submittal related to the proposed development. Kimberly, please contact me with any questions or comments. Thank you.

Sincerely,



Matt Rauenhorst  
Vice President  
Enclosures





[360 Nicollet] | [Minneapolis, MN]  
[Committee of the Whole Submittal]



## TABLE OF CONTENTS

DEVELOPMENT, VISION + GOALS

GREEN SUSTAINABLE PRINCIPLES

SITE CONTEXT MAP

CONCEPT DESIGN  
Streetscape/Landscape Plan  
Concept Site Plan  
Building Floor Plans  
Building Elevations

CONCEPT RENDERINGS

## 360 Nicollet | **Development Vision + Goals**

### Project Purpose and Urban Design Vision

The vision for 360 Nicollet is to transform surface level parking into a vibrant mixed use residential and commercial hub that will enhance the energy, connections, and activity of Nicollet Mall. This transit-oriented project will add to the economic and aesthetic vitality of downtown Minneapolis, and enhance the public realm. The complex approximately includes 700,000 GSF of floor area, including street level retail, 368 residential dwelling units and 367 on-site parking stalls. The project is in close proximity to the Nicollet Mall LRT station, the Marquette Transit Way, and two-directional service on Fourth Street. The project will be designed to accommodate a future skyway link from the existing Minneapolis Public Library.

### Architectural Design Principles and Features

The architectural expression of 360 Nicollet helps define the Mall as a thriving, livable, green, connected, and welcoming place. It is intended to provide active and transparent commercial activity at the street level along the Mall in addition to connecting to the skyway system. The scale and massing approach reflect the surrounding context while adding attractive and energetic design elements unique to the new development.

The primary materials proposed for 360 Nicollet are glass, precast concrete and metal panels. Designed to enhance the urban character of the City, the selection of materials, sustainable design strategies, and building composition provide a new source of identity for the Mall and its future initiatives.



## 360 Nicollet | Streetscape Design

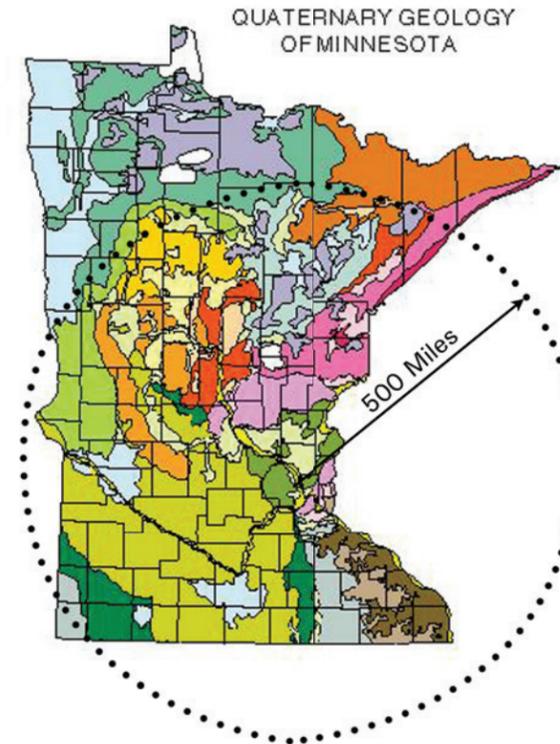
The streetscape design for 360 Nicollet is intended to bring interest and vitality to the north end of the Mall by enhancing the seasonal quality of the landscape and providing green improvements along its facade. The Nicollet Mall street facade is composed of large expanses of glass in order to create a pedestrian friendly experience, opening the view to the river and extending the greening of the Mall. To compliment the vision outlined in the Nicollet Mall redesign effort, project design will be coordinated with city planners in order to ensure the project's success.

The Nicollet Mall sidewalk design responds to the building's architecture, its entries, and the nature of its surrounding context. The widened circulation at street level provides an opportunity for retail seating while not crowding the pedestrian flow. Seasonal plantings and trees create a vibrant identity and contribute to the greening of the Mall.

# LEED Certification



1. Energy performance at least 14% better than code.



2. Use of local and regional materials to stimulate the economy and reduce energy consumption



3. Multiple environmental strategies to improve/enhance indoor air quality



4. Water Conservation



5. Maximize construction waste recycling and reuse



6. Daylighting and Views

## Additional Strategies



A. Close proximity to LRT & bus transit hub



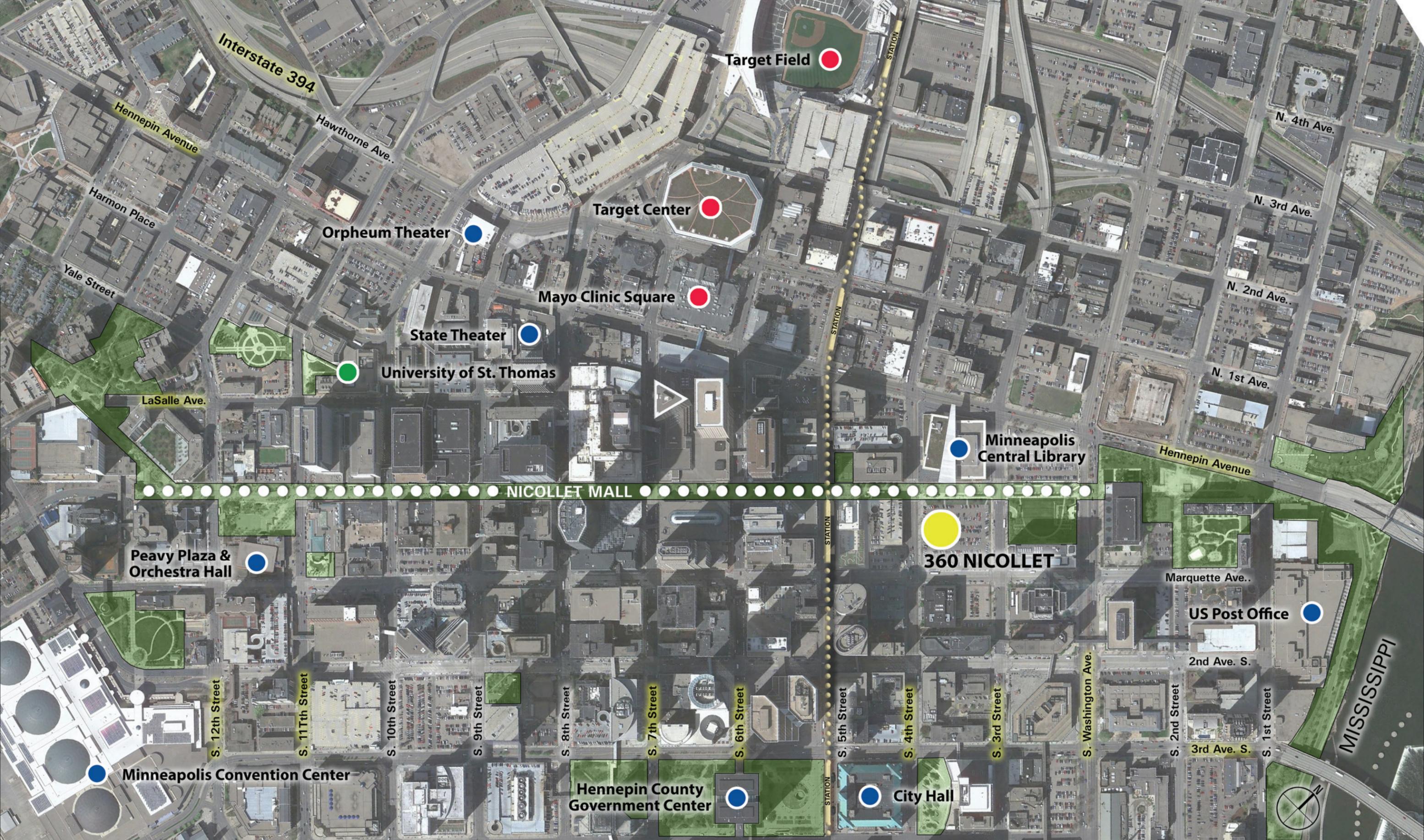
B. High Quality Pedestrian Streetscapes



C. Secure on-site bicycle storage

Utilizing these noted strategies and more, this project will support Minneapolis' plan for sustainable design through creation of high quality, high density, transit oriented redevelopment of this North Mall Gateway site.



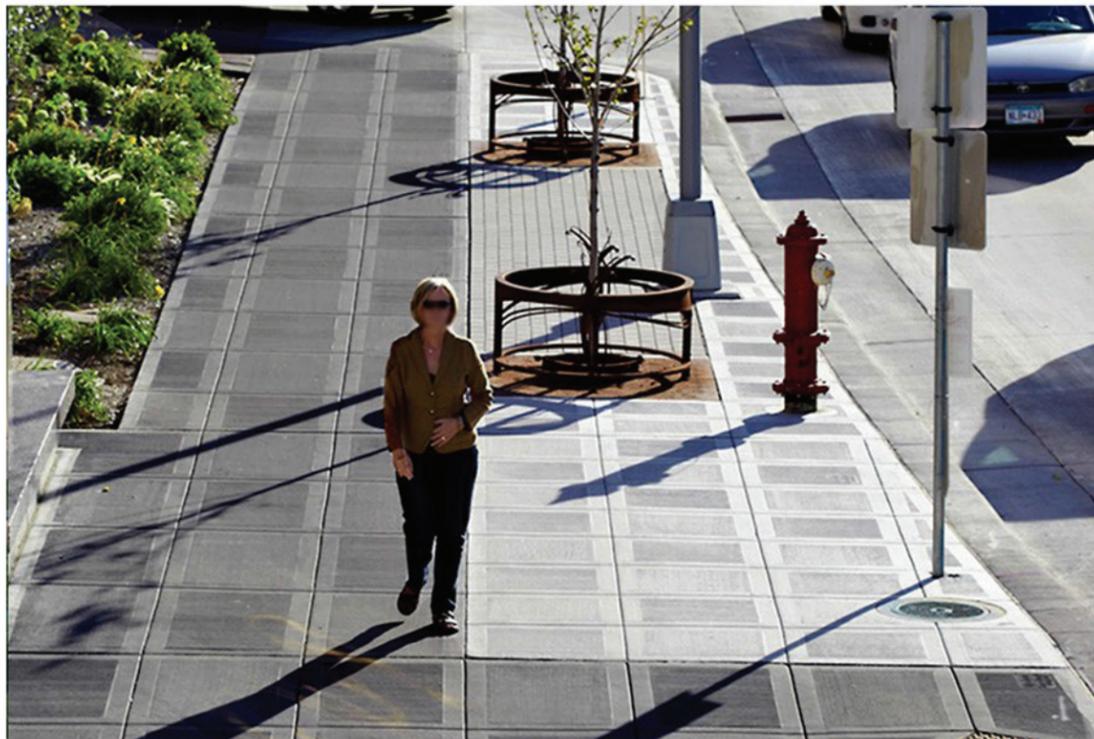


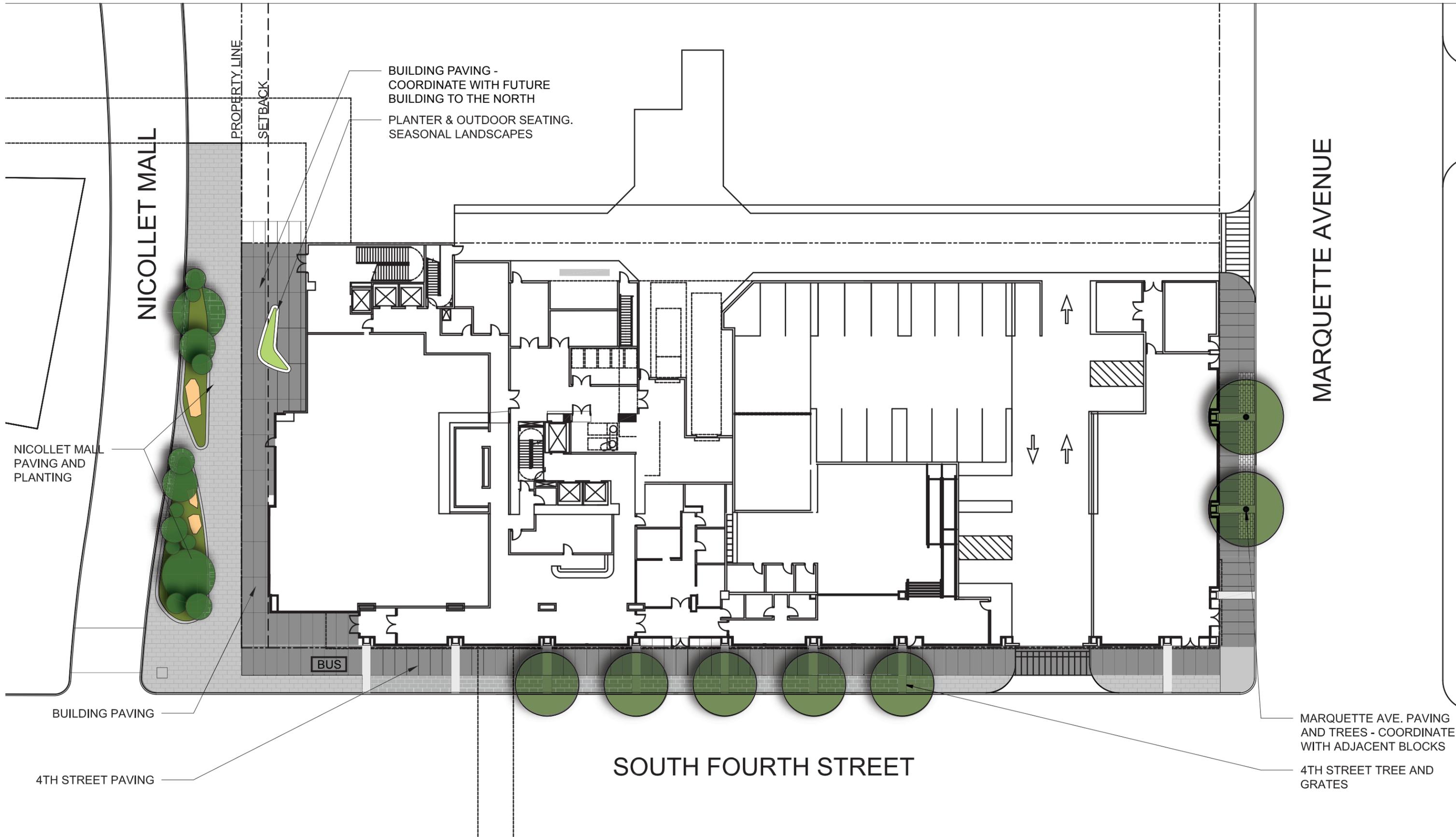
360 Nicollet | Site Context Map



360 Nicollet | **Concept Design**

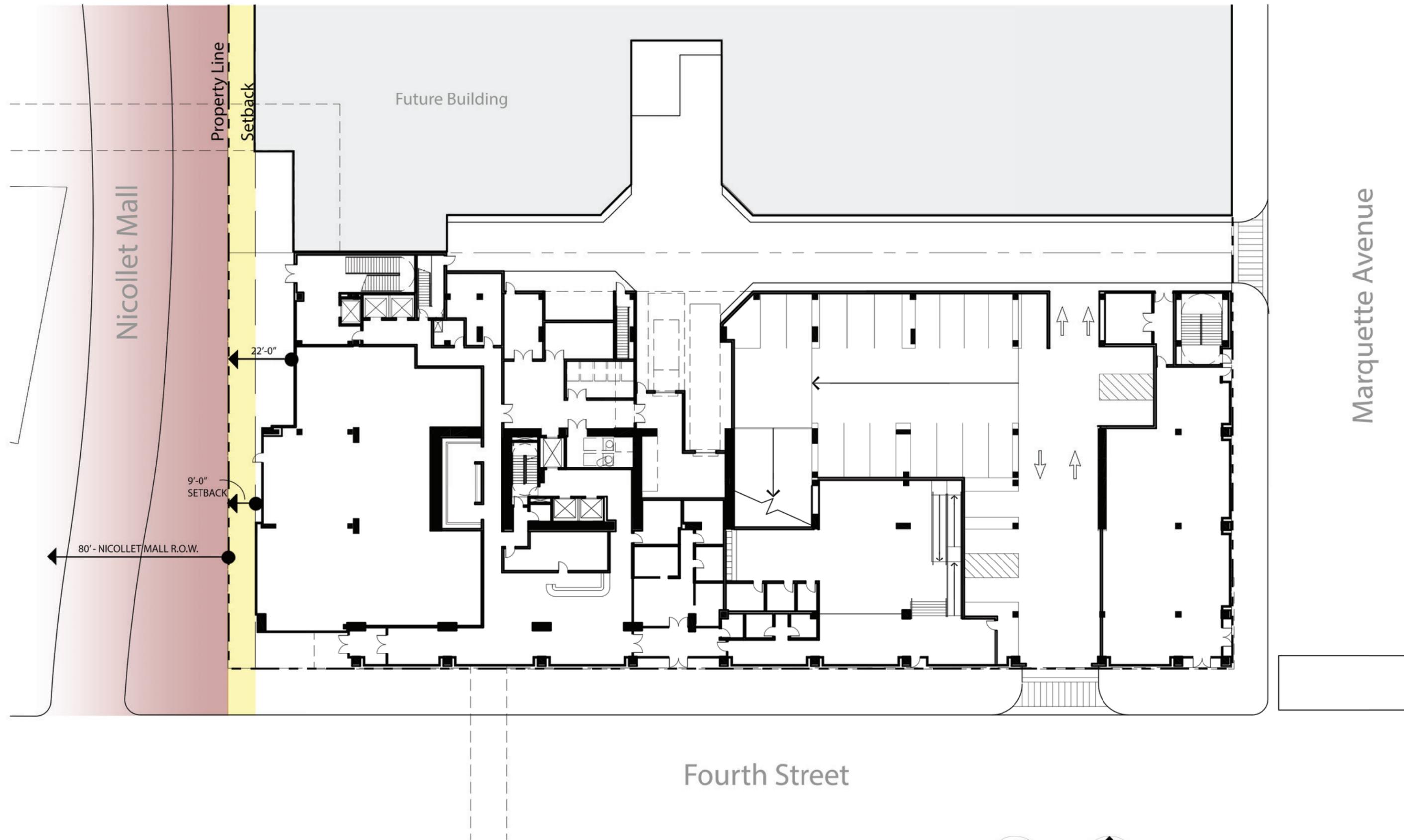






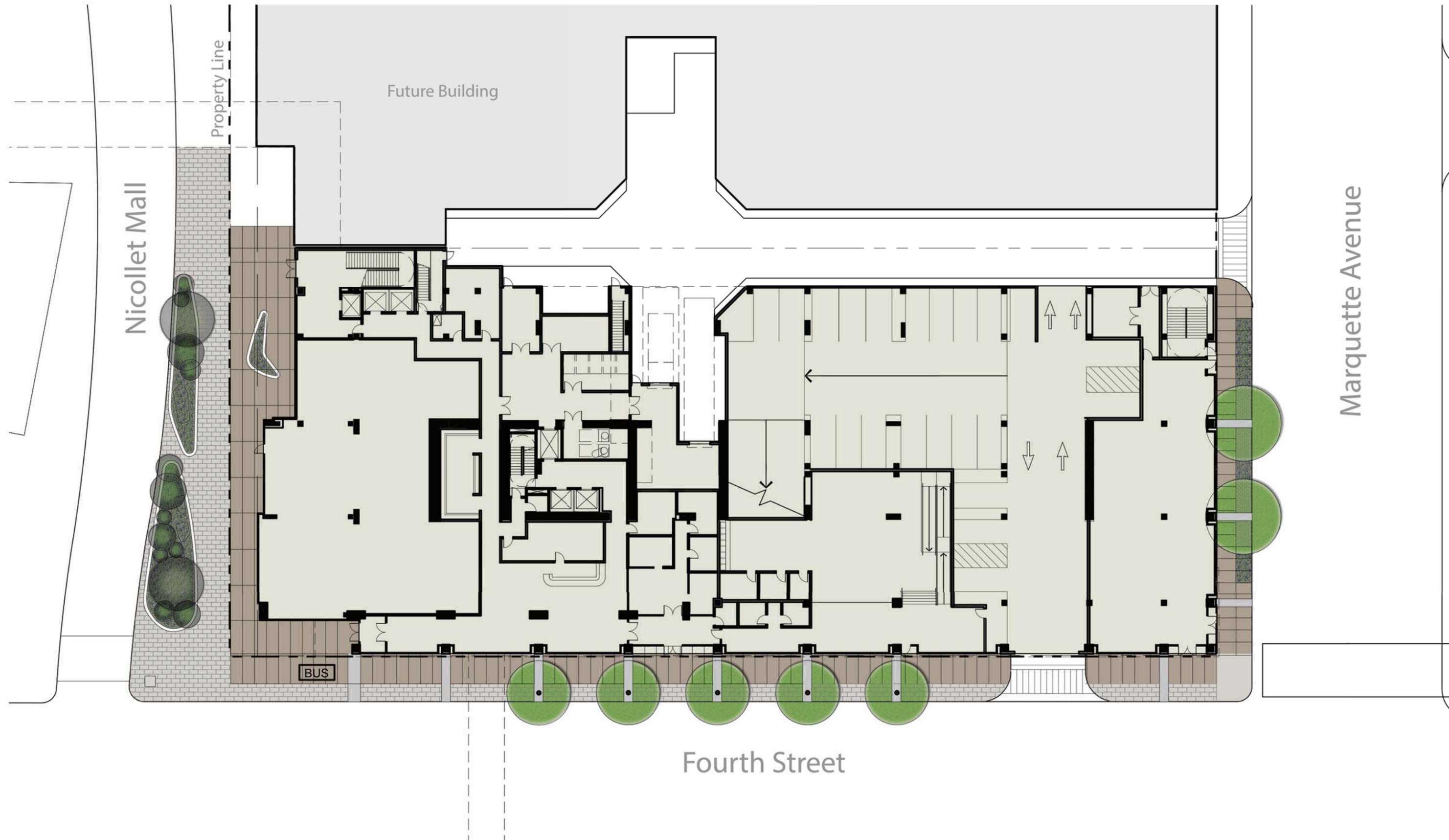
360 Nicollet | Landscape Plan





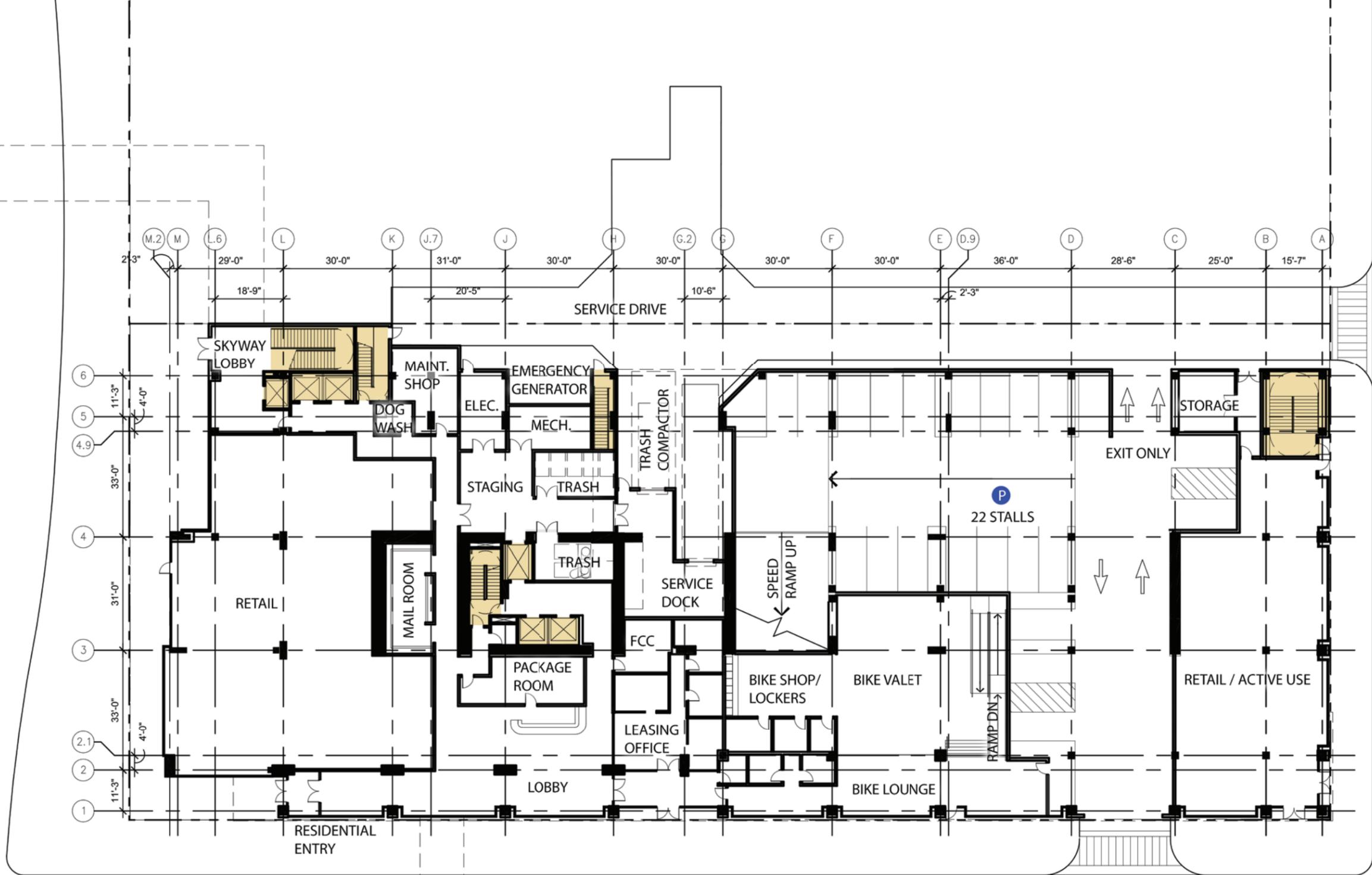
360 Nicollet | **Setback Strategy**





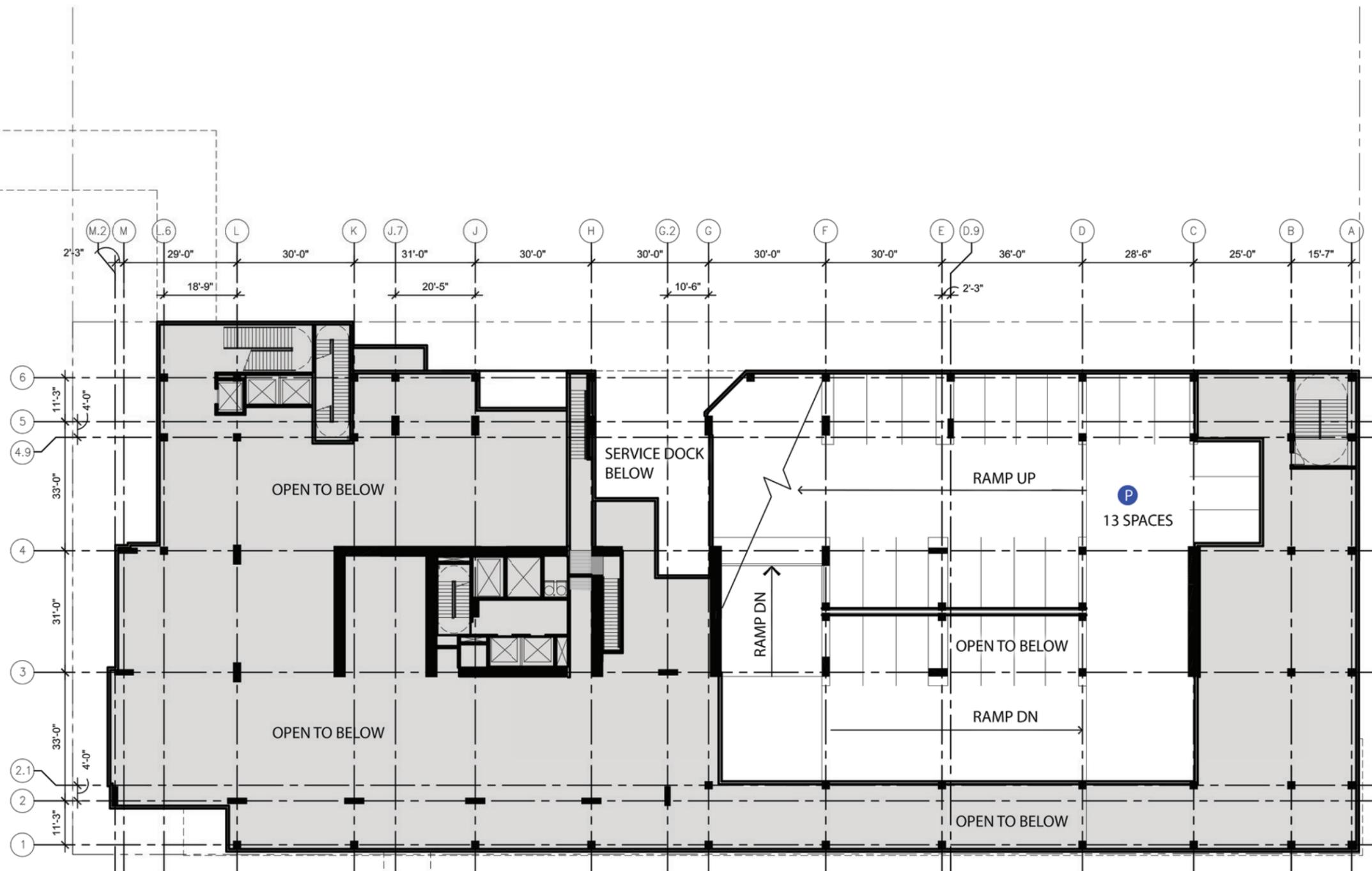
360 Nicollet | **Architectural Site Plan**





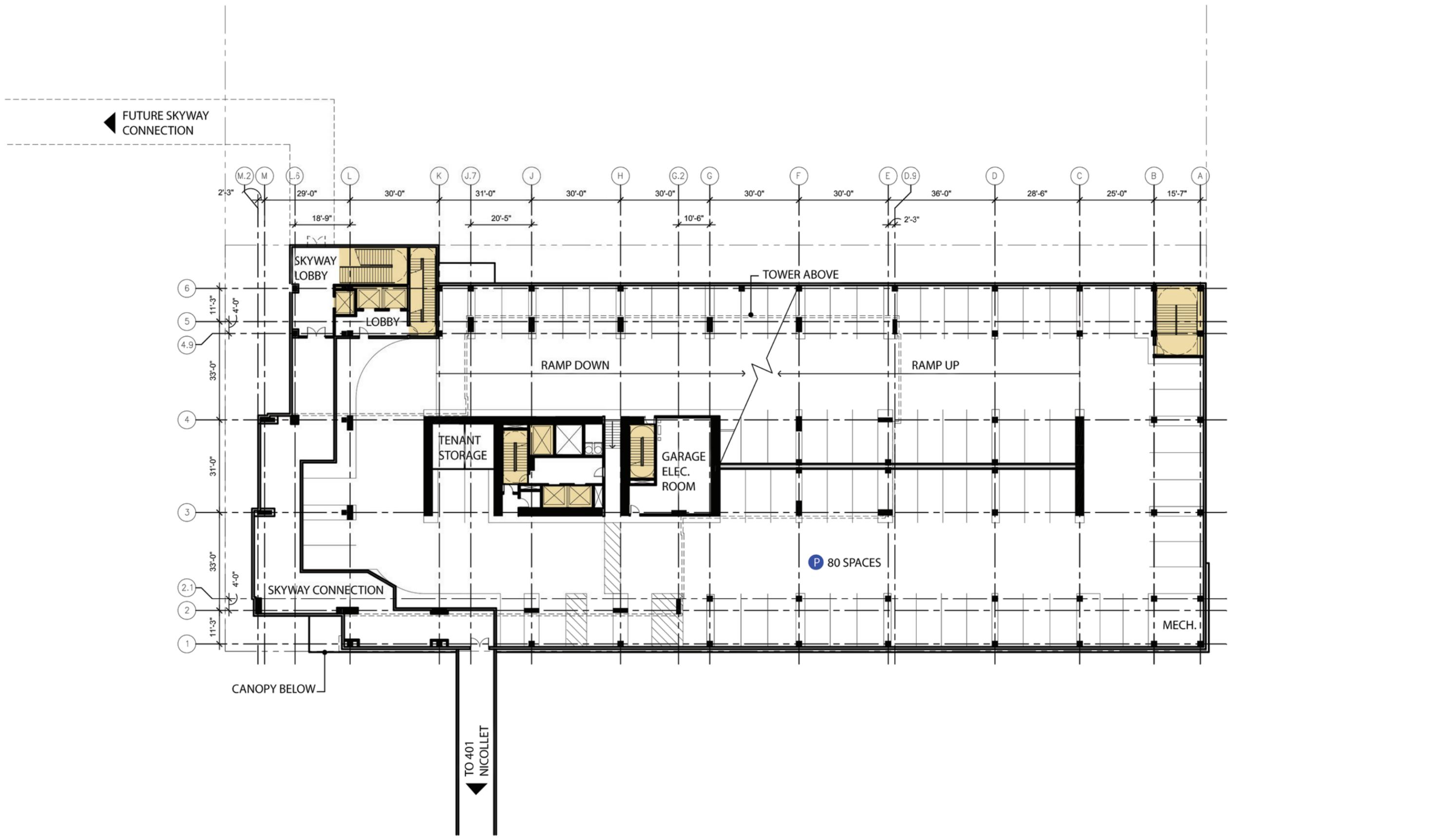
360 Nicollet | Ground Level Floor Plan





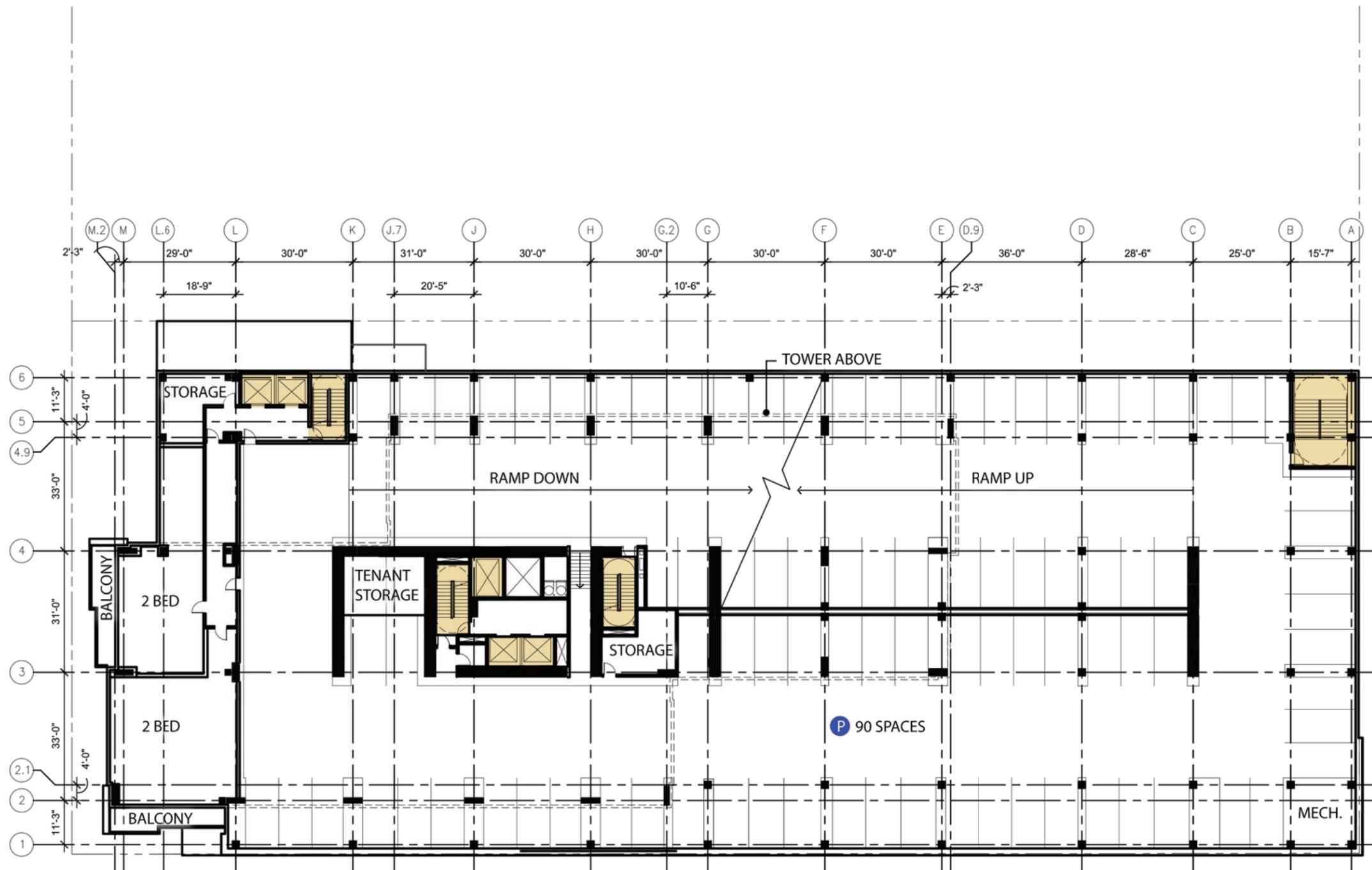
360 Nicollet | Floor Plan - Level 1.5



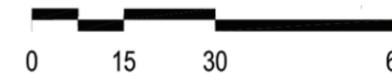


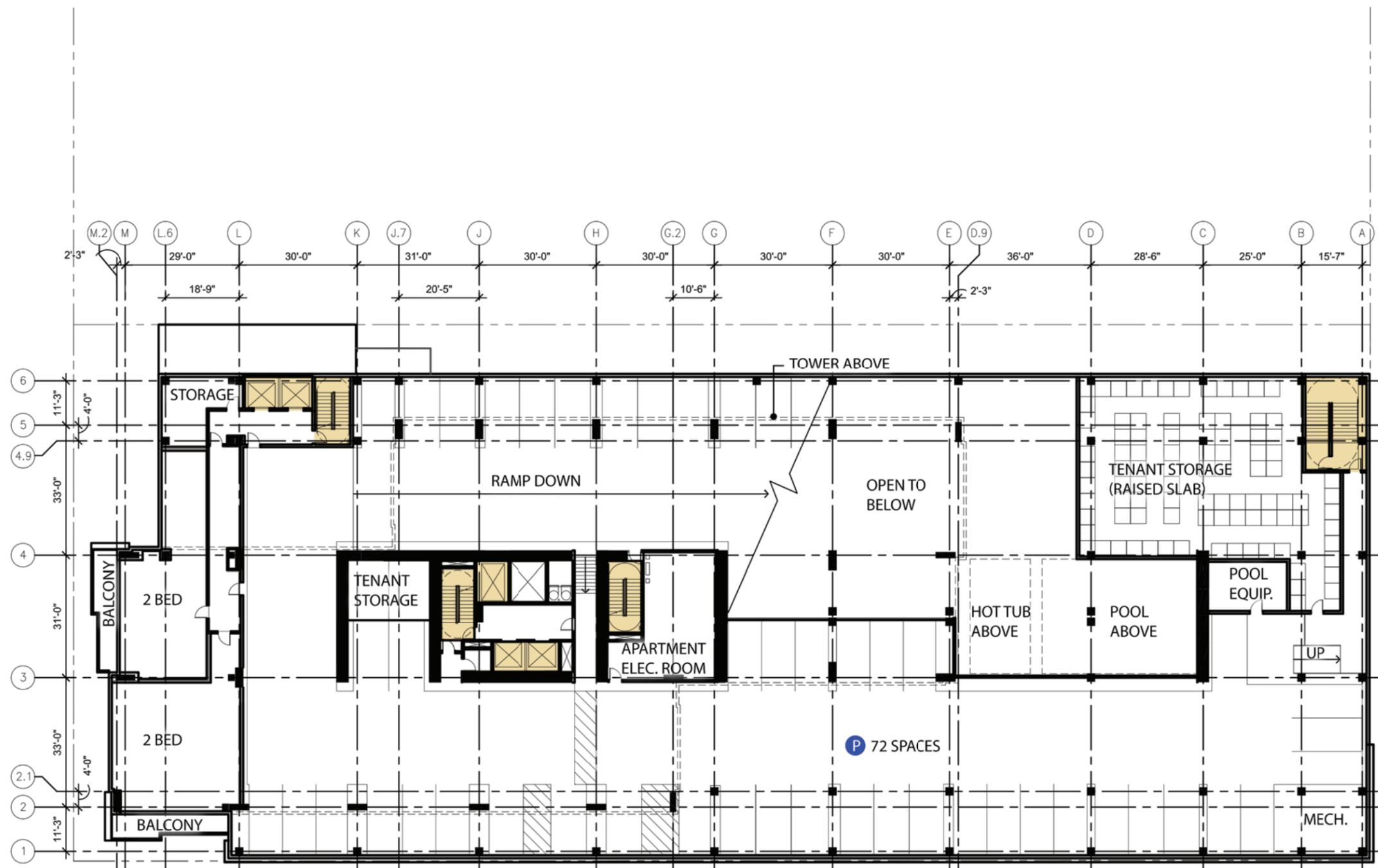
360 Nicollet | Floor Plan - Level 2



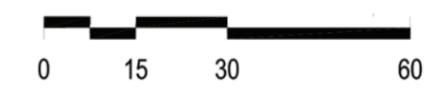


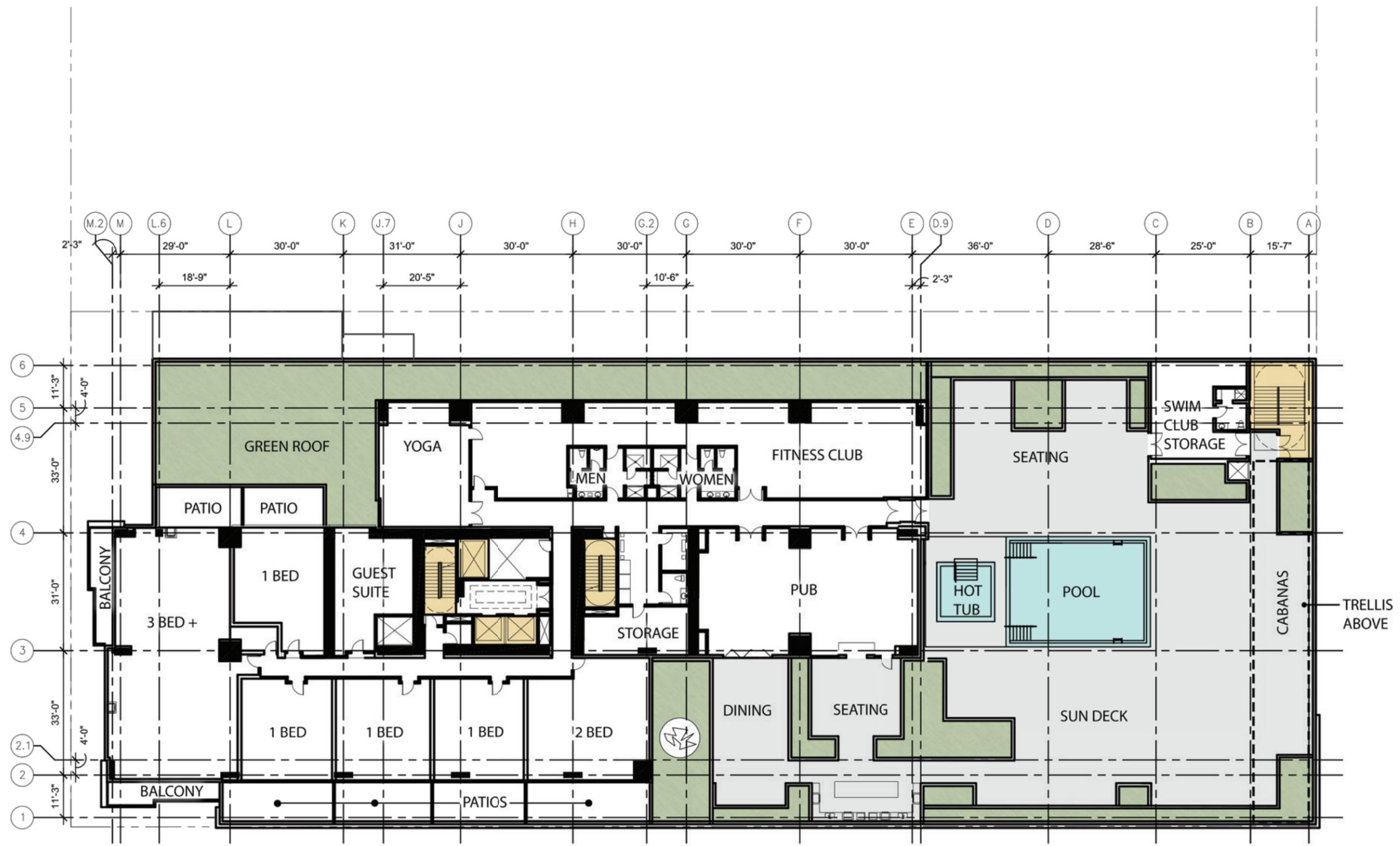
## 360 Nicollet | Floor Plan Levels 3-4





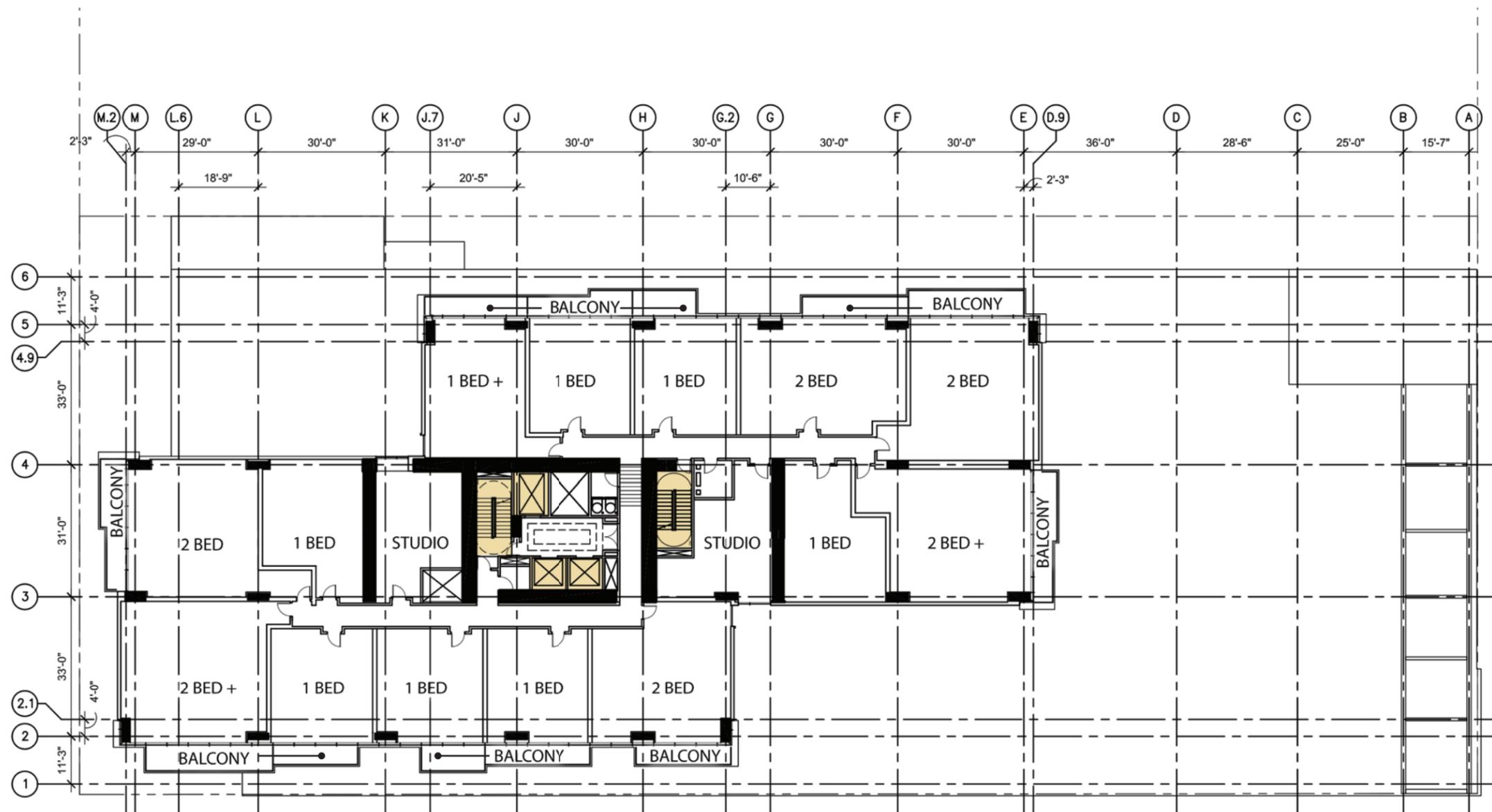
360 Nicollet | Floor Plan - Level 5



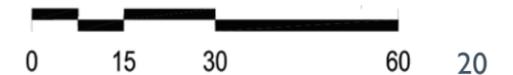


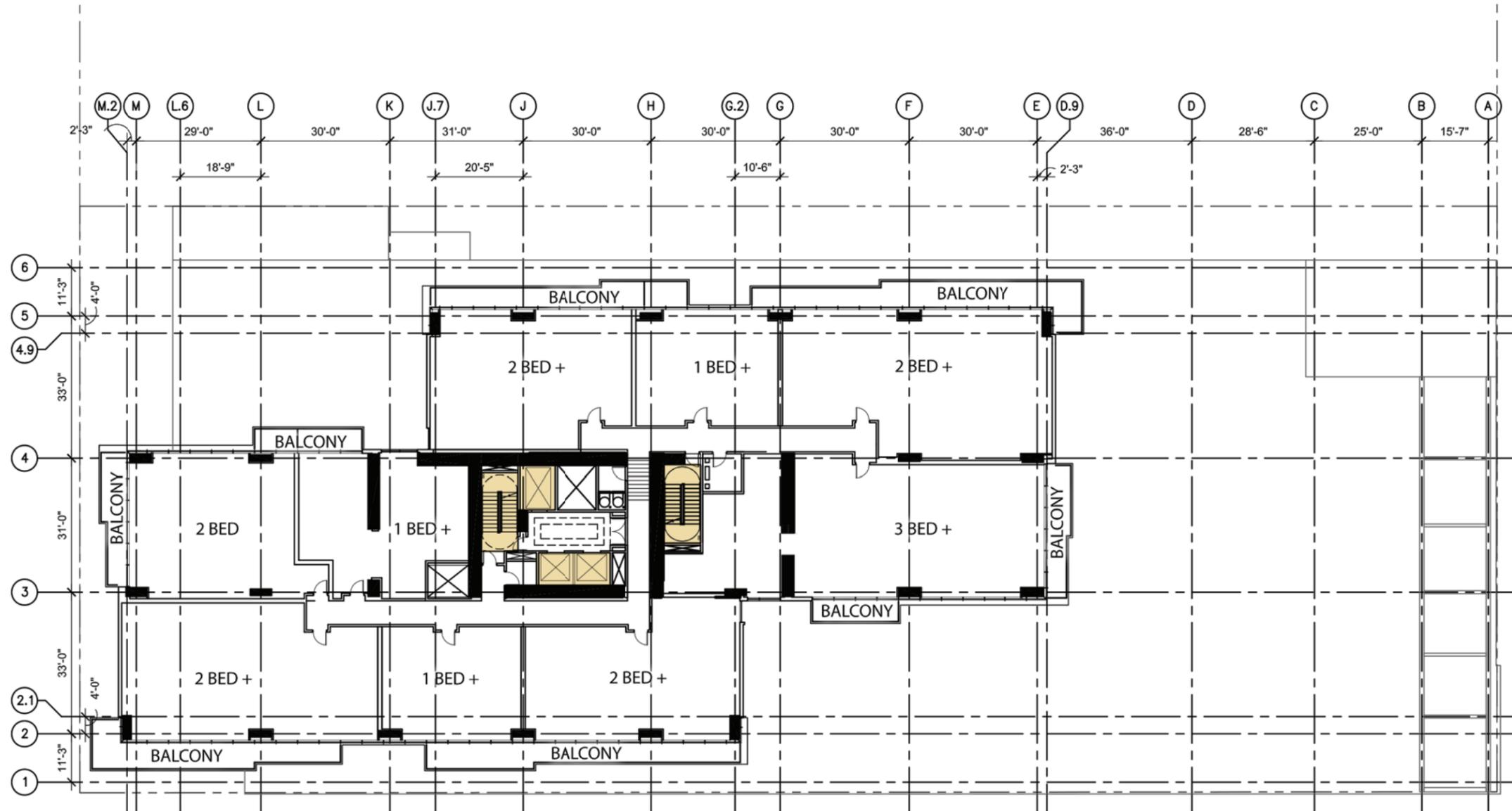
360 Nicollet | Amenity Floor Plan - Level 6



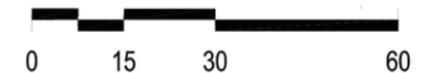


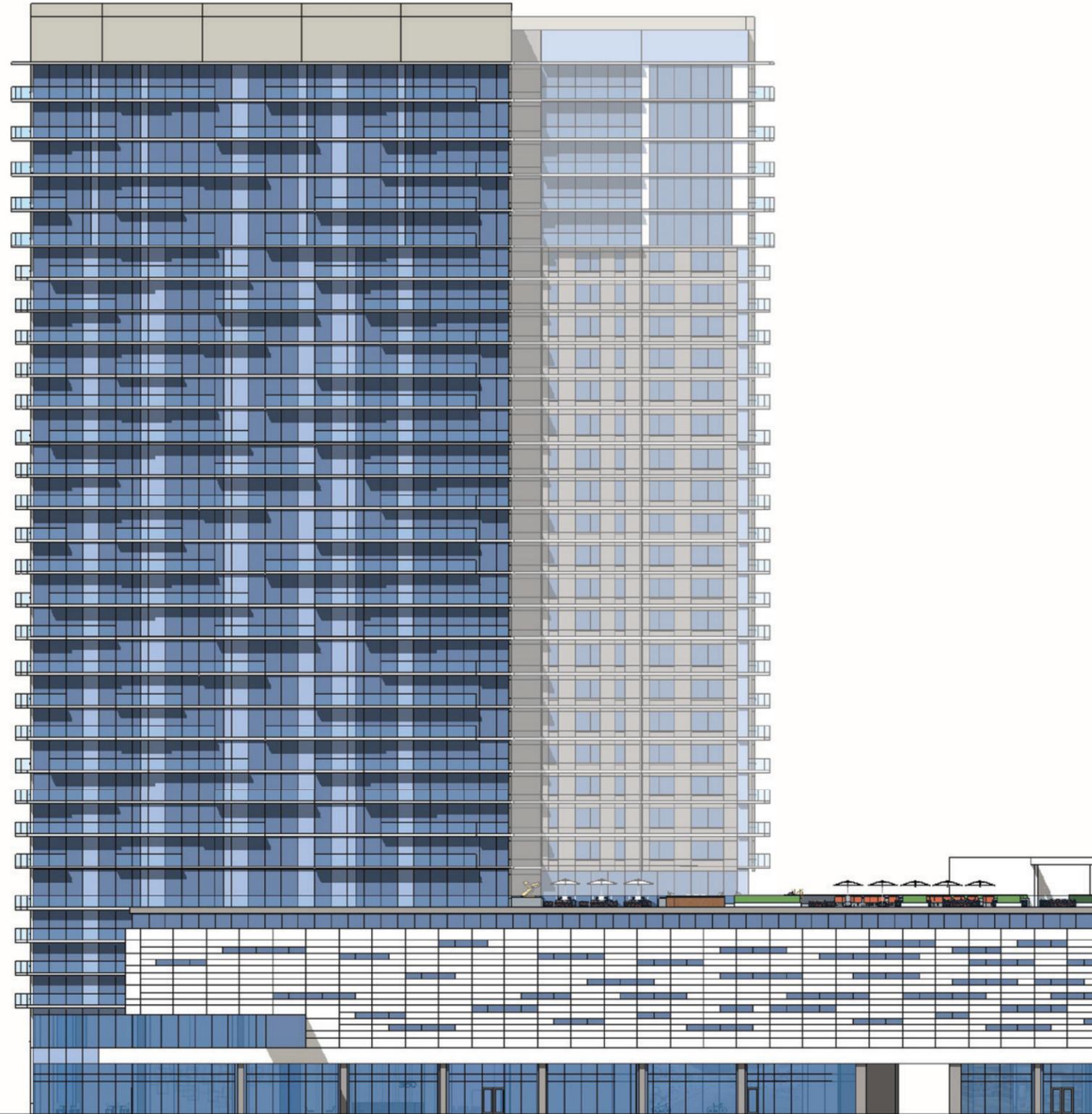
360 Nicollet | Typical Floor Plan - Levels 7-26





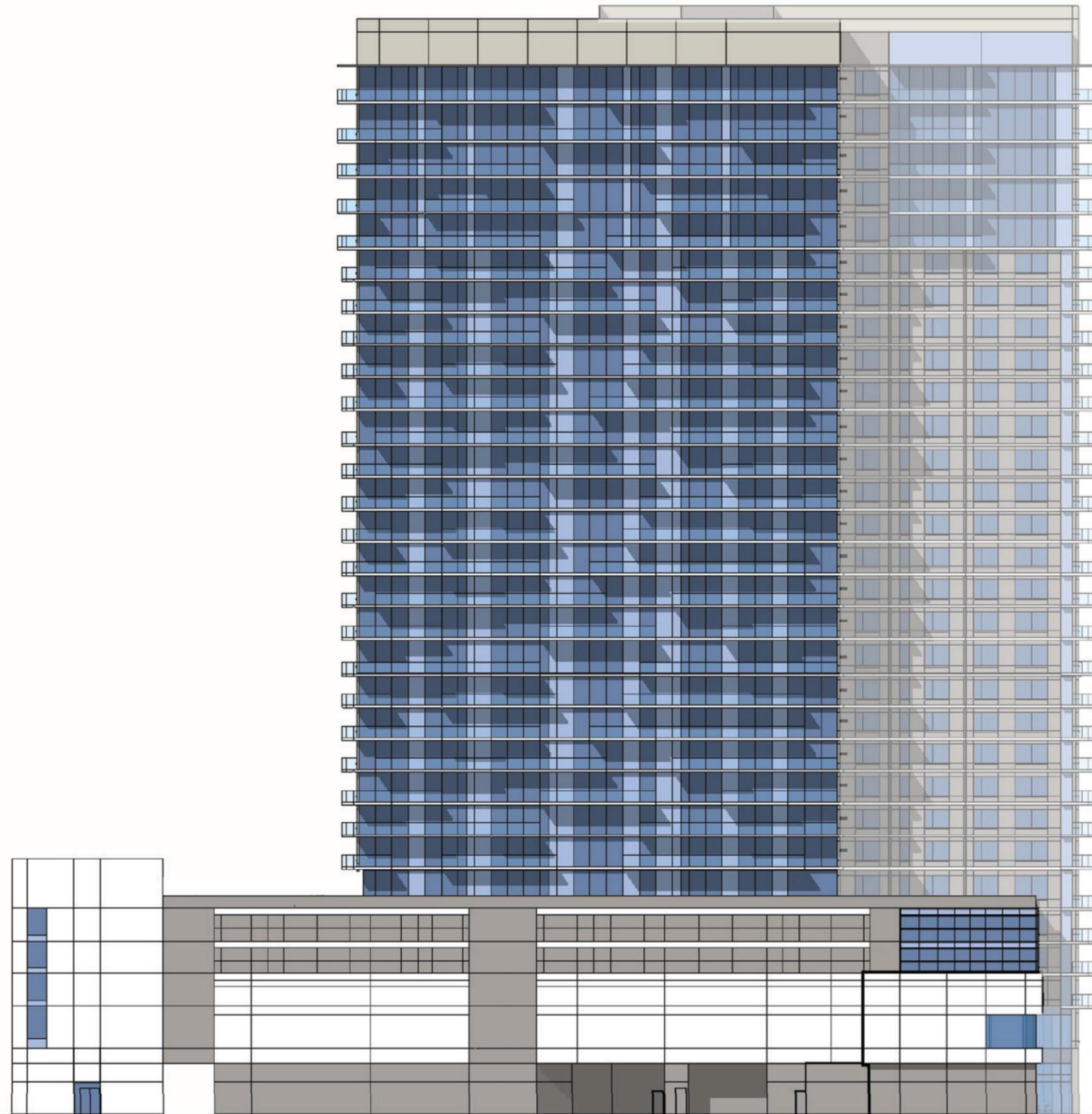
360 Nicollet | Penthouse Floor Plan - Levels 27-30

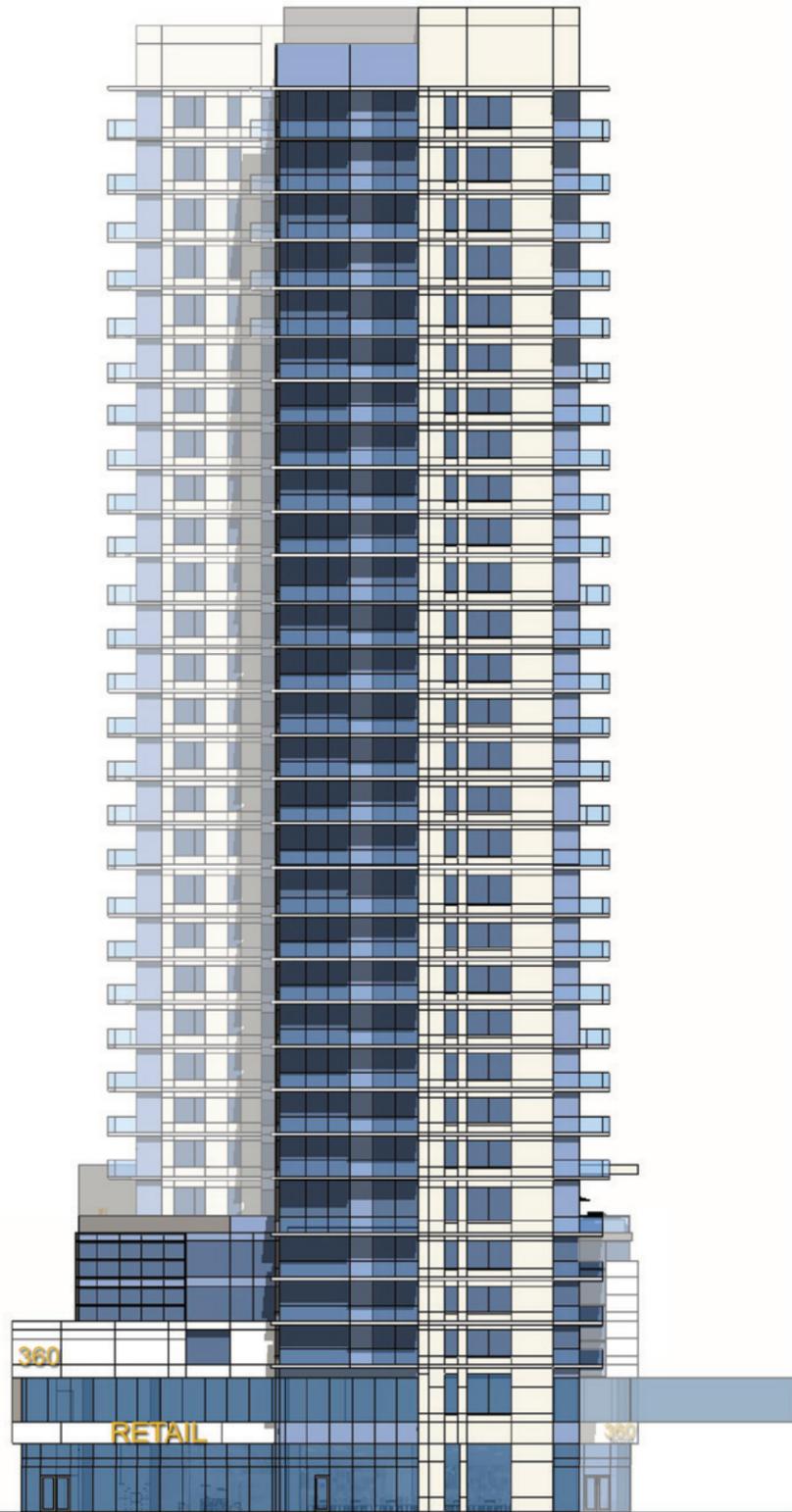




360 Nicollet | **South Elevation [4th Street]**

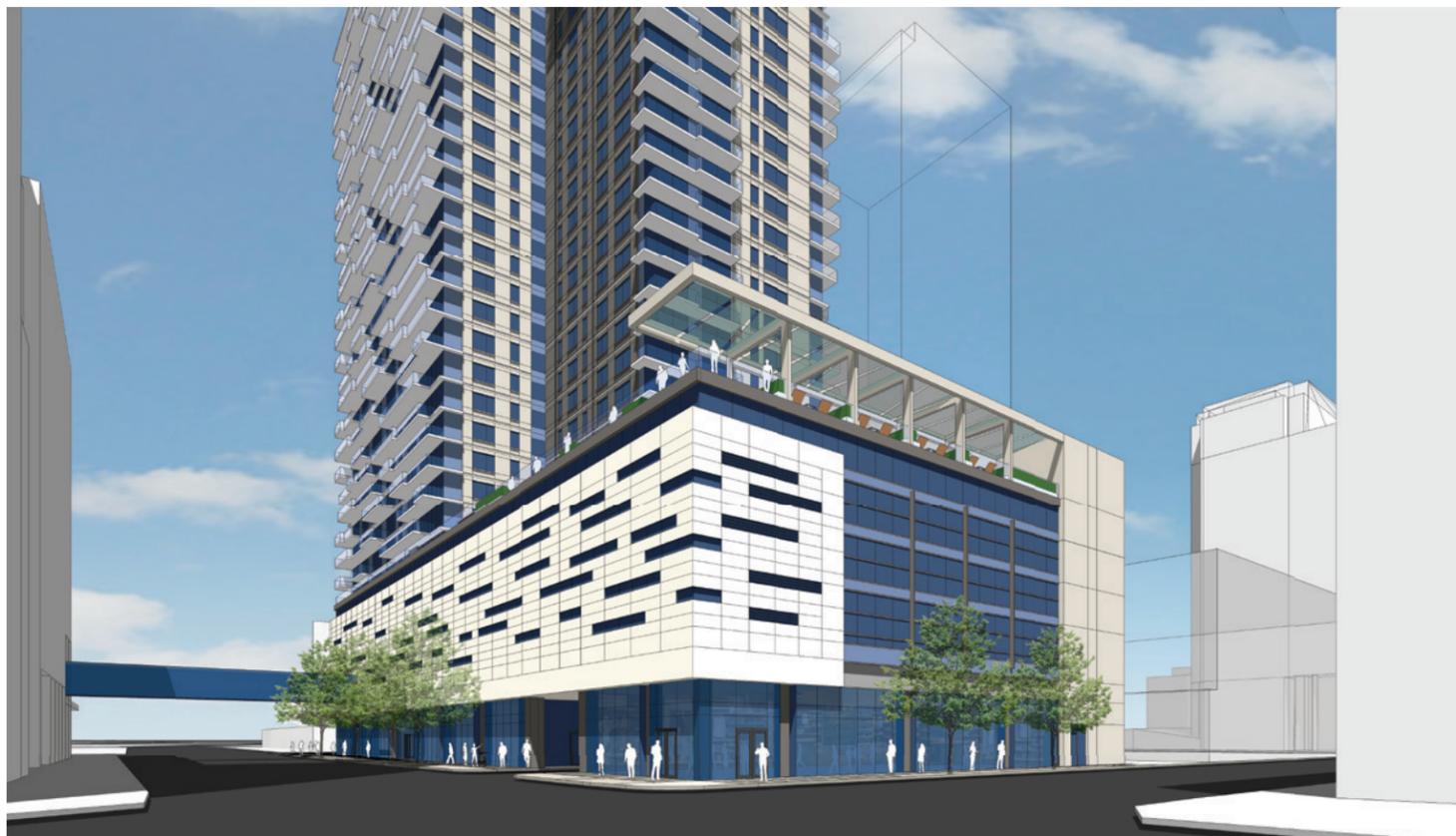






360 Nicollet | **West Elevation [Nicollet Mall] and East Elevation [Marquette Avenue]**





360 Nicollet | **Concept Renderings**