

LAND USE APPLICATION SUMMARY

Property Location: 513 South 3rd Street
Project Name: Block 68 North Office
Prepared By: Hilary Dvorak, Principal Planner, (612) 673-2639
Applicant: Ryan Companies US, Inc.
Project Contact: Tony Barranco with Ryan Companies US, Inc.
Request: To allow for Phase IV of a Planned Unit Development.
Required Applications:

Conditional Use Permit for a Planned Unit Development	To allow for Phase IV of a Planned Unit Development.
Site Plan Review	For a four-story office building with approximately 170,000 square feet of floor area.

SITE DATA

Existing Zoning	B4S-2, Downtown Service District DP Downtown Parking Overlay District
Lot Area	42,215 square feet / .97 acres
Ward(s)	3
Neighborhood(s)	Downtown East
Designated Future Land Use	Commercial
Land Use Features	Growth Center (Downtown)
Small Area Plan(s)	<i>Historic Mills District Master Plan (1998)</i> <i>Downtown East/North Loop Master Plan (2003)</i>

Date Application Deemed Complete	December 11, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	February 9, 2016	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The property is located in downtown Minneapolis. The site is located on the northern half of the block bounded by South 3rd Street, 5th Avenue South, South 4th Street and Portland Avenue. The site is currently being used for construction staging.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is surrounded by office and commercial buildings, residential developments of varying densities, the US Bank Stadium and structured and surface parking lots. The site is located in the Downtown East neighborhood.

PROJECT DESCRIPTION. The applicant is proposing to construct the fourth phase of the Downtown East Planned Unit Development (PUD), which is going to be a four-story office building with approximately 170,000 square feet of floor area. There will be one level of underground parking containing 60 spaces. Access to the underground parking garage will be from a shared ramp on 5th Avenue South that is also utilized by the residential units that are being constructed as part of the first phase of the PUD. There will be two loading spaces located within the building. The loading spaces will be located in the middle of the proposed building and will be accessed from the loading area within the office tower that is being constructed as part of the first phase of the PUD.

A tunnel will connect the proposed building to the office tower that is being constructed as part of the first phase of the PUD. This will allow the uses or the proposed office building to gain access to the city's skyway system.

RELATED APPROVALS. Ryan Companies is redeveloping five blocks on the east side of Downtown. Three of the blocks are bounded by South 3rd Street, 5th Avenue South, South 4th Street, and Chicago Avenue and the two additional blocks are bounded by South 4th Street, 5th Avenue South, South 5th Street, and Park Avenue.

PHASE I. The development is being reviewed as a multi-phased Planned Unit Development (PUD). 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 are being built between South 3rd Street, 5th Avenue South, South 4th Street and Park Avenue. This phase also includes an above ground parking garage located on the block between South 3rd Street, Park Avenue, South 4th 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 4th Street, 5th Avenue South, South 5th Street and Portland Avenue. This phase of the development was approved in November of 2013.

PHASE II. The second phase of the PUD includes the construction of a Radisson Red Hotel on the northern portion of the block bounded by South 3rd Street, Portland Avenue, South 4th Street and Park Avenue. This phase of the development is also currently under construction. 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. This phase of the development was approved in July of 2015.

PHASE III. The third phase of the PUD involves the construction of a park on the eastern two-thirds of the block bounded by South 3rd Street, Portland Avenue, South 4th Street and Park Avenue and the block bounded by South 4th Street, Portland Avenue, 5th Avenue South, and Park Avenue. This is the park commonly referred to as The Downtown East Commons. This phase of the development was approved in October of 2015 and is also currently under construction.

Travel Demand Management Plan (TDMP): A TDMP is required for all non-residential development containing 100,000 square feet or more of new or additional gross floor area. In this case, a TDMP was completed for Phase I of the PUD. The analysis that was done in the TDMP anticipated development on this site. The overall goal of the TDMP was a single occupancy vehicle (SOV) rate of less than 30 percent (70 percent of the employees will commute to work using alternative transportation modes such as transit, carpooling, biking or walking). The TDMP was reviewed and approved by both CPED and Public Works.

PUBLIC COMMENTS. Public comment letters, including a letter from the Downtown Minneapolis Neighborhood Association, are included with the report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

CONDITIONAL USE PERMIT - PLANNED UNIT DEVELOPMENT

The Department of Community Planning and Economic Development has analyzed the application to allow for Phase IV of a Planned Unit Development based on the following findings:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

The establishment of Phase IV of a PUD that includes an office building will not be detrimental to or endanger the public health, safety, comfort or general welfare. The proposed development will replace what had been a surface parking lot.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The establishment of Phase IV of a PUD that includes an office building will not be injurious to the use and enjoyment of other property in the vicinity or impede the normal or orderly development and improvement of surrounding property. Surrounding uses include office and commercial buildings, residential developments of varying densities, the US Bank Stadium and structured and surface parking lots. The proposed development will complement the existing uses in the area.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

The Public Works Department has reviewed the preliminary plans and will review the final plans for compliance with standards related to access and circulation, drainage, and sewer/water connections. The applicant will be required to continue to work closely with the Public Works Department, the Plan Review Section of CPED and the various utility companies during the duration of the development to ensure that all procedures are followed and that the development complies with all city and other applicable requirements. The applicant is aware that the final plans are expected to incorporate any applicable comments or modifications as required by the Public Works Department.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

There is no minimum parking requirement for any use in the B4S-2 zoning district. The applicant is proposing to construct one level of underground parking containing 60 spaces. Access to the underground parking garage will be from a shared ramp on 5th Avenue South that is also utilized by the residential units that are being constructed as part of the first phase of the PUD.

The loading space requirement for the development is two large spaces (12 feet by 50 feet). There will be two large loading spaces located within the building. The loading spaces will be located in the middle of the proposed building and will be accessed from the loading area within the office tower that is being constructed as part of the first phase of the PUD.

The minimum bicycle parking requirement for the development is four spaces. The applicant has indicated that there will be a bike storage room for up to 52 bicycles provided on the first floor of the building. Access to the room will be from Portland Avenue. There will also be showers and changing rooms provided in the lower level of the building.

Being located in downtown Minneapolis, there are several transit options available for the employees of the PUD. The Metro Transit Blue (Hiawatha) Line and the Metro Transit Green (Central Corridor) Line is located within walking distance of the PUD. The Blue Line connects downtown Minneapolis to the Minneapolis-St. Paul International Airport and the Mall of America and the Green Line connects downtown Minneapolis to Downtown St. Paul. Both lines converge at the Downtown East Station which is located at Chicago Avenue and South 4th Street. In addition to light rail, there are several Metro Transit bus routes in the immediate area and there are numerous Nice Ride Minnesota stations located near the site. There are also numerous on-street designated bike lanes in the area.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

The proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

Land Use Policy I.13: Support high density development near transit stations in ways that encourage transit use and contribute to interesting and vibrant places.

- I.13.1 Encourage pedestrian-oriented services and retail uses as part of higher density development near transit stations.
- I.13.4 Encourage architectural design, building massing and site plans to create or improve public and semi-public spaces near the station.
- I.13.5 Concentrate highest densities and mixed use development adjacent to the transit station and along connecting corridors served by bus.
- I.13.6 Encourage investment and place making around transit stations through infrastructure changes and the planning and installation of streetscape, public art, and other public amenities.

Land Use Policy I.15: Support development of Growth Centers as locations for concentration of jobs and housing, and supporting services.

- I.15.1 Support development of Growth Centers through planning efforts to guide decisions and prioritize investments in these areas.
- I.15.2 Support the intensification of jobs in Growth Centers through employment generating development.

6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

If the requested land use applications are approved, the proposal will comply with all provisions of the B4S-2 Downtown Service District and the DP Downtown Parking Overlay District.

Findings Required for Planned Unit Developments:

- A. The planned unit development conforms to the applicable standards for alternatives and amenities. All planned unit developments shall provide at least one amenity or a combination of amenities that total at least 10 points, beyond those required for any alternatives. For each alternative requested, amenities shall total at least five points.

Alternatives requested:

No alternatives are being requested as part of this phase of the PUD.

Points required for alternatives:

No points are required for this phase of the PUD.

Phasing plan.

Phase	Approval Date	Alternative	Amenity
Phase I	November 12, 2013	<ul style="list-style-type: none"> • Establishment of the PUD • Building height • On-premise signs 	<ul style="list-style-type: none"> • LEED • Plaza • Energy Efficiency • Living wall system • Shared vehicle • Enhanced landscaping • Enhanced stormwater management • Recycling storage area
Phase II	July 20, 2015	• Not applicable	• Not applicable
Phase III	October 19, 2015	• Not applicable	• Not applicable
Phase IV	January 11, 2016	• Not applicable	• Not applicable

Amenities provided:

No amenities are required for this phase of the PUD.

- B. The city planning commission may authorize additional uses, subject to the following standards:

Not applicable.

- C. The planned unit development conforms to the required findings for a planned unit development:

1. That the planned unit development complies with all of the requirements and the intent and purpose of this chapter. In making such determination, the following shall be given primary consideration:

- a) The character of the uses in the proposed planned unit development, including in the case of residential uses, the variety of housing types and their relationship to other site elements and to surrounding development.

Surrounding uses include office and commercial buildings, residential developments of varying densities, the US Bank Stadium and structured and surface parking lots. The proposed development will complement the existing uses in the area.

- b) *The traffic generation characteristics of the proposed planned unit development in relation to street capacity, provision of vehicle access, parking and loading areas, pedestrian access, bicycle facilities and availability of transit alternatives.*

The applicant has indicated that employees will arrive by many different means including automobiles, transit, bicycles and by foot. The applicant is proposing to construct one level of underground parking containing 60 spaces. In addition, there are several structured and surface parking lots in the surrounding area and the site is within walking distance of both light rail transit lines, several bus routes and bicycle facilities.

There will be two large loading spaces located within the building. The loading spaces will be located in the middle of the proposed building and will be accessed from the loading area within the office tower that is being constructed as part of the first phase of the PUD.

The minimum bicycle parking requirement for the development is four spaces. The applicant has indicated that there will be a bike storage room for up to 52 bicycles provided on the first floor of the building. Access to the room will be from Portland Avenue. There will also be showers and changing rooms provided in the lower level of the building.

- c) *The site amenities of the proposed planned unit development, including the location and functions of open space, the preservation or restoration of the natural environment or historic features, sustainability and urban design.*

This phase of the PUD does not require that any amenities be provided. The table above notes the amenities provided within the first phase of the PUD.

- d) *The appearance and compatibility of individual buildings and parking areas in the proposed planned unit development to other site elements and to surrounding development, including but not limited to building scale and massing, microclimate effects of the development, and protection of views and corridors.*

The scale of the proposed four-story building will be similar to other buildings in the surrounding area, which range between two and 23 stories in height. The proposed building will abut the office tower that is being constructed as part of the first phase of the PUD therefore covering the blank wall on the north side of that building. The exterior of the building will be clad in brick. Buildings in the surrounding area are made out of brick, stone, concrete and metal. The new building will complement the existing buildings.

- e) *An appropriate transition area shall be provided between the planned unit development and adjacent residential uses or residential zoning that considers landscaping, screening, access to light and air, building massing, and applicable policies of the comprehensive plan and adopted small area plans.*

There are no residential uses or residentially zoned properties adjacent to the site.

- f) *The relation of the proposed planned unit development to existing and proposed public facilities, including but not limited to provision for stormwater runoff and storage, and temporary and permanent erosion control.*

The Public Works Department has reviewed the preliminary plans and will review the final plans for compliance with standards related to stormwater runoff and storage and temporary and permanent erosion control. The applicant will be required to continue to work closely with the Public Works Department, the Plan Review Section of CPED and the various utility companies during the duration of the development to ensure that all procedures are followed and that the development complies with all city and other applicable requirements.

- g) *The consideration, where possible, of sustainable building practices during the construction phases and the use of deconstruction services and recycling of materials for the demolition phase.*

No buildings will be demolished as part of this development as the site is vacant. The only material that will be removed is asphalt pavement which is recycled by milling up the pavement and adding it into new asphalt as RAP. During construction, waste providers are selected that have off-site recycling centers.

2. *That the planned unit development complies with all of the applicable requirements contained in Chapter 598, Land Subdivision Regulations.*

The site was platted as part of the first phase of the PUD.

SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required findings and applicable standards in the site plan review chapter:

1. Conformance to all applicable standards of Chapter 530, Site Plan Review.

BUILDING PLACEMENT AND DESIGN

Building placement – Requires alternative compliance

- The first floor of the building is located between zero and 33 feet from the front property line along South 3rd Street, between zero and 51 feet from the corner side property line along Portland Avenue and between zero and three feet from the corner side property line along 5th Avenue South. Alternative compliance is required.
- The placement of the building reinforces the street wall, maximizes natural surveillance and visibility, and facilitates pedestrian access and circulation. The building will be located close to the front and corner side property lines, there will be entrances at street level that can be accessed by employees and there will be large windows on all sides of the building that maximize the opportunities for people to observe adjacent spaces.
- The area between the building and front lot line along South 3rd Street includes landscaping.
- All on-site accessory parking is located in one level of underground parking containing 60 spaces.

Principal entrances – Meets requirements

- There will be one principal entrance oriented towards South 3rd Street, at the corner near Portland Avenue, and one oriented towards 5th Avenue South. There will also be a principal entrance to the bike storage room along Portland Avenue.
- The entrance on South 3rd Street is recessed from both the front and corner side property lines and is located underneath an arcade. This portion of the building also has a taller cornice line than the rest of the building. The entrance on 5th Avenue South is emphasized through the use of an awning.

Visual interest – Meets requirements

- The building walls provide architectural detail and contain windows in order to create visual interest.
- To help break up the mass of the building the applicant has utilized a simple pallet of material including brick and glass, brick detailing and a combination of both rectangular and arched shaped windows.

- There are no blank, uninterrupted walls exceeding 25 feet in length.

Exterior materials – Meets requirements

- The applicant is proposing brick as the building’s primary exterior material. Each elevation would comply with the City’s durability standards for exterior materials. As an accent material, granite would be used along the base of the building.
- In addition, the application is consistent with the City’s policy of allowing no more than three exterior materials per elevation, excluding windows, doors, and foundation materials.
- Plain face concrete block is not proposed along any public streets, sidewalks, or adjacent to a residence or office residence district.
- The exterior materials and appearance of the rear and side walls of the building are similar to and compatible with the front of the building.

Windows – Meets requirements

- For nonresidential uses, the zoning code requires that no less than 30 percent of the walls on the first floor that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows with clear or lightly tinted glass with a visible light transmittance ratio of six-tenths (0.6) or higher. No less than ten percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows. Based on the floor plans, all proposed shelving, mechanical equipment, and other similar fixtures shall allow views into and out of the building between four and seven feet above the adjacent grade. The project is in compliance with the minimum window requirement (see Table I).
- All windows are vertical in proportion and are evenly distributed along the building walls.

Table I. Percentage of Windows per Applicable Elevation

	Code Requirement		Proposed	
Nonresidential Uses				
1st floor facing South 3 rd Street	30% minimum	792 sq. ft.	62%	1,645 sq. ft.
2nd floor and above facing South 3 rd Street	10% minimum	445 sq. ft.	More than 10%	
1st floor facing Portland Avenue	30% minimum	307 sq. ft.	57%	584 sq. ft.
2nd floor and above facing Portland Avenue	10% minimum	172 sq. ft.	More than 10%	
1st floor facing 5 th Avenue South	30% minimum	307 sq. ft.	50%	512 sq. ft.
2nd floor and above facing 5 th Avenue South	10% minimum	172 sq. ft.	More than 10%	

Ground floor active functions – Meets requirements

- The ground floor facing South 3rd Street and Portland Avenue contains 100 percent active functions and the ground floor facing 5th Avenue South contains 78 percent active functions.

Roof line – Meets requirements

- The principal roof line of the building will be flat which is the predominant roof type in the area.

Parking garages – Meets requirements

- All of the proposed parking is located below ground.

ACCESS AND CIRCULATION

Pedestrian access – Meets requirements

- All of the building entrances are connected either directly to the public sidewalk or by a walkway that is at least four feet in width.

Transit access – Not applicable

- No transit shelters are proposed as part of this development.

Vehicular access – Meets requirements

- Vehicular access and circulation has been designed to minimize conflicts with pedestrian traffic and with surrounding residential uses. There will be one level of underground parking below the proposed building. Access to the underground parking garage will be from a shared ramp on 5th Avenue South that is also utilized by the residential units that are being constructed as part of the first phase of the PUD. There will be two loading spaces located within the building. The loading spaces will be located in the middle of the proposed building and will be accessed from the loading area within the office tower that is being constructed as part of the first phase of the PUD
- There are no public alleys adjacent to the site.
- There is no maximum impervious surface requirement in the B4S-2 zoning district. According to the materials submitted by the applicant, two percent of the site will be pervious, while 98 percent of the site will be impervious.

LANDSCAPING AND SCREENING

General landscaping and screening – Not applicable

- In the Downtown Districts, any building containing 50,000 square feet or more of gross floor area is exempt from the general landscaping and screening requirements.
- The applicant is proposing to plant 247 perennials on the site and 12 canopy trees and an additional 413 perennials in the right-of-way.

Table 2. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	42,215 sq. ft.
Building Footprint	--	39,386 sq. ft.
Remaining Lot Area	--	2,829 sq. ft.
Landscaping Required	0 sq. ft.	801 sq. ft.
Canopy Trees (1:500 sq. ft.)	0 trees	0 trees
Shrubs (1:100 sq. ft.)	0 shrubs	0 shrubs

ADDITIONAL STANDARDS

Concrete curbs and wheel stops – Not applicable

- There are no surface parking spaces proposed on the site.

Site context – Meets requirements

- There are no important elements of the city such as parks, greenways, significant buildings, and water bodies near the site that will be obstructed by the proposed building.
- The proposed building should have minimal shadowing effects on public spaces and adjacent properties.
- The proposed building has been designed to minimize the generation of wind currents at ground level.

Crime prevention through environmental design – Meets requirements

- The site plan employs best practices to increase natural surveillance and visibility, to control and guide movement on the site, and to distinguish between public and non-public spaces.
- The proposed site, landscaping, and buildings promote natural observation and maximize the opportunities for people to observe adjacent spaces and public sidewalks.
- The project provides lighting on site, at all building entrances, and along walkways that maintains a minimum acceptable level of security while not creating glare or excessive lighting of the site.
- The landscaping, sidewalks, lighting, fencing, and building features are located to clearly guide pedestrian movement on or through the site and to control and restrict people to appropriate locations.
- The entrances, exits, signs, landscaping, and lighting are located to distinguish between public and private areas, to control access, and to guide people coming to and going from the site.

Historic preservation – Not applicable

- This site is neither historically designated nor is it located in a historic district.

2. Conformance with all applicable regulations of the zoning ordinance.

The proposed use is conditional in the B4S-2, Downtown Service District.

Off-street Parking and Loading – Choose an item.

- The off-street vehicle parking requirement is zero spaces (see Table 3).

The minimum bicycle parking requirement is four spaces (see

- Table 4).
- The off-street loading requirement is two large spaces (see Table 5).

Table 3. Vehicle Parking Requirements Per Use (Chapter 54I)

Use	Minimum	Reductions	Total with Reductions	Maximum Allowed	Proposed
Offices	0	--	0	170	60

Table 4. Bicycle Parking Requirements (Chapter 541)

Use	Minimum	Short-Term	Long-Term	Proposed
Offices	4	--	Not less than 50%	52

Table 5. Loading Requirements (Chapter 541)

Use	Loading Requirement	Minimum Requirement	Proposed
Offices	Downtown Districts	2 large	2 large

Building Bulk and Height – Meets requirements

Table 6. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	1 acre	12.55 / .97 acres 12.55 acres (total PUD)
Gross Floor Area	--	170,000 sq. ft.
Floor Area Ratio (Minimum)	2.0	4.03
Floor Area Ratio (Maximum)	8.0	
Building Height (Maximum)	Not applicable	4 stories or 63 ft.

Lot Requirements – Meets requirements

Table 7. Lot Requirements Summary

	Code Requirement	Proposed
Dwelling Units (DU)	--	0 DUs
Density (DU/acre)	--	0 DU/acre
Lot Area (Minimum)	1 acre	12.55 / .97 acres 12.55 acres (total PUD)
Impervious Surface Area (Maximum)	Not applicable	98%
Lot Coverage (Maximum)	Not applicable	93%
Lot Width (Maximum)	As approved by CUP	330 ft.

Yard Requirements – Meets requirements

Table 8. Minimum Yard Requirements

Setback	Zoning District	Overriding Regulations	Total Requirement	Proposed
Front (South 3 rd Street)	0 ft.	--	0 ft.	Between 0 and 33 ft.
Interior Side (South)	0 ft.	--	0 ft.	0 ft.
Corner Side (Portland Avenue)	0 ft.	--	0 ft.	Between 0 and 51 ft.
Corner Side (5 th Avenue South)	0 ft.	--	0 ft.	Between 0 and 3 ft.

Signs – Meets requirements with Conditions of Approval

- All signs are subject to Chapter 543, On-Premise Signs. The applicant will be required to submit a separate sign permit application for any signage that is proposed.
- In the B4S-2 zoning district there can be two-and-a-half square feet of signage for every one linear foot of primary building wall. Wall signs are limited to 120 square feet in size. Projecting signs are limited to 48 square feet in size. The height limitation for both wall signs and projecting signs is 28 feet. Freestanding monument signs are limited to 32 square feet in size and can be no taller than 8 feet. However, a freestanding monument sign shall not be allowed if the amount of signage exceeds two-and-a-half square feet of signage for every one foot of primary building wall. The zoning code limits the number of freestanding signs on a zoning lot to one.
- The applicant has indicated that there will be a freestanding sign located on the corner of South 3rd Street and Portland Avenue and a series of projecting signs on the South 3rd Street side of the building. At this time there are no specific sign details. Given this, CPED is not able to evaluate the signs for compliance with the sign regulations.

Screening of Mechanical Equipment – Meets requirements

- There will be mechanical equipment located on the roof of the building. The applicant is proposing to screen the rooftop equipment with building materials similar to the exterior materials of the building itself. CPED is recommending that the screening meet the requirements of Chapter 535, Regulations of General Applicability.

Refuse Screening – Meets requirements

- The refuse and recycling containers will be kept inside the building except on pick-up day.

Lighting – Meets requirements

- A lighting plan showing footcandles was not submitted as part of the application materials. CPED is recommending that the final lighting plan conform to the standards of Chapter 535, Regulations of General Applicability.

Fences – Not applicable

- The applicant is not proposing to have any fences on the site.

Specific Development Standards – Not applicable

DP Overlay District Standards – Meets requirements

- The development is in conformance with the DP Downtown Parking Overlay District standards.

3. Conformance with the applicable policies of The Minneapolis Plan for Sustainable Growth.

The Minneapolis Plan for Sustainable Growth identifies the site as commercial on the future land use map. The proposed development is consistent with the following principles and policies outlined in the comprehensive plan:

Urban Design Policy 10.2: Integrate pedestrian scale design features into Downtown site and building designs and infrastructure improvements.

- 10.2.1 The ground floor of buildings should be occupied by active uses with direct connections to the sidewalk.
- 10.2.2 The street level of buildings should have windows to allow for clear views into and out of the building.
- 10.2.3 Ensure that buildings incorporate design elements that eliminate long stretches of blank, inactive building walls such as windows, green walls, architectural details, and murals.
- 10.2.4 Integrate components in building designs that offer protection to pedestrians, such as awnings and canopies, as a means to encourage pedestrian activity along the street.
- 10.2.5 Locate access to and egress from parking ramps mid-block and at right angles to minimize disruptions to pedestrian flow at the street level.
- 10.2.6 Arrange buildings within a site in order to minimize the generation of wind currents at ground level.
- 10.2.7 Locate buildings so that shadowing on public spaces and adjacent properties is minimized.
- 10.2.8 Coordinate site designs and public right-of-way improvements to provide adequate sidewalk space for pedestrian movement, street trees, landscaping, street furniture, sidewalk cafes and other elements of active pedestrian areas.

Urban Design Policy 10.9: Support urban design standards that emphasize traditional urban form with pedestrian scale design features at the street level in mixed-use and transit-oriented development.

- 10.9.1 Encourage both mixed-use buildings and a mix of uses in separate buildings where appropriate.
- 10.9.2 Promote building and site design that delineates between public and private spaces.
- 10.9.4 Coordinate site designs and public right-of-way improvements to provide adequate sidewalk space for pedestrian movement, street trees, landscaping, street furniture, sidewalk cafes and other elements of active pedestrian areas.

Urban Design Policy 10.11: Seek new commercial development that is attractive, functional and adds value to the physical environment.

- 10.11.1 Require the location of new commercial development (office, research and development, and related light manufacturing) to take advantage of locational amenities and coexist with neighbors in mixed-use environments.
- 10.11.2 Ensure that new commercial developments maximize compatibility with surrounding neighborhoods.
- 10.11.3 Continue to curb the inefficient use of land by regulating minimum height, setbacks, build-to lines and parking through master planning methods and zoning code regulations.

4. Conformance with applicable development plans or objectives adopted by the City Council.

The site is also located within the boundaries of the *Downtown East/North Loop Master Plan* and the *Historic Mills District Master Plan*. The *Downtown East/North Loop Master Plan* identifies the site as high density office of 14 floors and taller. A design initiative of the plan includes a new quarter-block wide linear park that stretches north and south along Portland Avenue. The *Historic Mills District Master Plan* identifies the site as mixed-use of eight or nine stories. This plan also includes a linear park along Portland Avenue. This development, in concert with the first three phases of the PUD, is meeting the objectives of both of these small area plans.

5. Alternative compliance.

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that the project meets one of three criteria required for alternative compliance. Alternative compliance is requested for the following requirements:

- **Building placement.** The first floor of the building is located between zero and 33 feet from the front property line along South 3rd Street and between zero and 51 feet from the corner side property line along Portland Avenue. The portion of the building that is recessed is the northeast corner of the building where one of the principal entrances is located. The entrance is recessed from both property lines and is located underneath an arcade. The area that is not located underneath the arcade is open to the sky and functions as a small entry plaza. These design features help emphasize the entrance. CPED is recommending that the City Planning Commission grant alternative compliance.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Ryan Companies US, Inc. for the properties located at 513 3rd Street South:

A. Conditional Use Permit for a Planned Unit Development.

Recommended motion: **Approve** the application for Phase IV of a Planned Unit Development, subject to the following conditions:

- I. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

B. Site Plan Review for a new commercial building.

Recommended motion: **Approve** the application for a four-story office building with approximately 170,000 square feet of floor area, subject to the following conditions:

1. All site improvements shall be completed by January 11, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. All mechanical equipment shall be screened as required by the standards of Chapter 535, Regulations of General Applicability
4. The final lighting plan shall conform to the standards of Chapter 535, Regulations of General Applicability.

ATTACHMENTS

1. PDR report from December 9, 2015
2. Written description and findings submitted by applicant
3. Zoning map
4. Plan sets – civil, landscaping and architectural
5. Renderings
6. Shadow study (if applicable)
7. Photos
8. Oblique aerials (optional)
9. Applicant's evidence
10. Correspondence



Minneapolis Development Review
250 South 4th Street
Room 300
Minneapolis, MN 55415

Preliminary Development Review Report

Development Coordinator Assigned: **MATTHEW JAMES**
(612) 673-2547
matthew.james@minneapolismn.gov

Status *

Tracking Number:	PDR 1001388
Applicant:	RYAN COMPANIES 50 S. 10TH STREET SUITE #300 MINNEAPOLIS, MN 55403
Site Address:	513 3RD ST S
Date Submitted:	30-NOV-2015
Date Reviewed:	9-DEC-2015

Purpose

The purpose of the Preliminary Development Review (PDR) is to provide Customers with comments about their proposed development. City personnel, who specialize in various disciplines, review site plans to identify issues and provide feedback to the Customers to assist them in developing their final site plans.

The City of Minneapolis encourages the use of green building techniques. For additional information please check out our green building web page at: http://www.ci.minneapolis.mn.us/mdr/GreenBuildingOptions_home.asp.

DISCLAIMER: *The information in this review is based solely on the preliminary site plan submitted. The comments contained in this report are preliminary ONLY and are subject to modification.*

Project Scope

Four story commercial space with 42,215 sq. ft.

Review Findings (by Discipline)

Business Licensing

- Continue to work with Matthew D. James at (612) 673-2547 concerning a Food Plan Review, SAC determination and any Business License application submittal that may be required for this proposed project.

***Approved:** You may continue to the next phase of developing your project.

***Resubmission Required:** You cannot move forward or obtain permits until your plans have been resubmitted and approved.

□ Historical Preservation Committee

- There is no HPC flag on this property. HPC review is not required at this time.

□ Addressing

- Per City of Minneapolis Street Naming and Address Standard V1.22, the City of Minneapolis holds authority for assignment of all addresses, verification, change, and/or additions. Each assigned address number uses the street that provides the best/direct access for life safety equipment and best/direct access to the occupants.
- The primary address for the proposed commercial office building will be 513 3rd St. S. The secondary address will be 315 5th Ave. S. This address meets the City of Minneapolis Street Naming and Address Standard requirements.
- When assigning suite sequences the following guidelines are as follows:
 - The first one to two digits of the suite sequence number will designate the floor number of the site.
 - The last two digits of the suite sequence number will designate the unique ID for the unit (condo, suite, unit, or apartment).
 - Suite sequence digit numbers will be assigned to dwelling, commercial and retail units, not common areas. For example, laundry rooms, saunas, workout rooms, etc., would not be assigned numbers.
 - Please provide each condo, suite, unit or apartment number.

□ Parks - Forestry

- Contact Craig Pinkalla (612-499-9233 cpinkalla@minneapolisparks.org) regarding any questions related to planting, removal or the process for protection of trees during construction in the city right of way.
- Effective January 1, 2014, the City of Minneapolis and the Minneapolis Park and Recreation Board adopted an update to the existing Parkland Dedication Ordinance. The adopted City of Minneapolis Parkland Dedication ordinance is located in Section 598.340 of the City's Land Subdivision ordinance:
 - <http://library.municode.com/index.aspx?clientId=11490>
- As adopted, the fee in lieu of dedication for new residential units is \$1,521 per unit (affordable units excluded per ordinance) and for commercial and industrial development it is \$202.80 per development employee (as defined in ordinance). Any dedication fee (if required) must be paid at the time of building permit issuance.
- There is also an administration fee that is 5% of the calculated park dedication fee.
- As proposed, for your PROJECT, the calculated dedication fee is as follows:
 - Park Dedication Fee Calculation =
 - Non-Residential Commercial Space = \$21,497
 - 5% of \$XX (Administration Fee) = \$ 1,000
 - Total Park Dedication Administrative Fee: = \$22,497
- This is a preliminary calculation based on your current proposal; a final calculation will be made at the time of building permit submittal.
- For further information, please contact Matthew D. James at (612) 673-2547.

□ Zoning - Planning

- The following applications have been identified at this time:
- Conditional use permit for Phase IV of a Planned Unit Development.
- Site plan review
- No PUD alternatives are needed for this phase.

□ Right of Way

- An encroachment permit shall be required for all streetscape elements in the Public right-of-way such as: plants & shrubs, planters, tree grates and other landscaping elements, sidewalk furniture (including bike racks and bollards), and sidewalk elements other than standard concrete walkways such as pavers, stairs, raised landings, retaining walls, access ramps, and railings (NOTE: railings may not extend into the sidewalk pedestrian area). Please contact Bob Boblett at (612) 673-2428 for further information.

- Note to the Applicant: Any elements of an earth retention system and related operations (such as construction crane boom swings) that fall within the Public right-of-way will require an encroachment permit application. If there are to be any earth retention systems which will extend outside the property line of the development then a plan must be submitted showing details of the system. All such elements shall be removed from the Public right-of-way following construction with the exception of tie-backs which may remain but must be uncoupled and de-tensioned. Please contact Bob Boblett at (612) 673-2428 for further information.
- In addition, any elements of an earth retention system and related excavations that fall within the Public right-of-way will require a "Right-of-Way Excavation Permit". This permit is typically issued to the General Contractor just prior to the start of construction. However, it is the Applicant's responsibility to insure that all required permits have been acquired by its consultants, contractors, sub-contractor's prior to the start of work.
- The Project limits fall within the boundaries of the Downtown Improvement District (DID). Any improvements, modifications, and alterations to the streetscape are subject to the review and approval of the DID. Please contact Ben Shardlow at (612) 656-3830 for further information.

□ Street Design

- The City of Minneapolis has completed the East Downtown Pedestrian Realm Augmentation Study, the results of which provide for new roadway alignments and streetscape plans within the Downtown East area; the current site plan appears to conform to the completed study. The Applicant shall confirm that the current plan is in conformance; please contact Steve Grevel (Stantec) at (651) 967-4652.

□ Sidewalk

- The plan as submitted meets the requirements of the Public Works Sidewalk Inspections Division.

□ Traffic and Parking

- The plan as submitted meets the requirements of the Public Works Traffic & Parking Services Division.

□ Water

- The plan as submitted meets the requirements of the Public Works Water Maintenance & Distribution Division.

□ Sewer Design

- Groundwater: Please identify the lowest floor elevation on the grading plan. Please also identify if any permanent groundwater discharges are proposed for the site in order to keep the low floor dry.
- Stormwater Management: There are two filtration outlets in the HydroCAD model; both assume exfiltration over the entire surface area. As the filtered stormwater picked up by the drain tile would be routed one way or the other, not both, this would seem to double the amount of stormwater discharged through the filter. Please account for the fact that only a portion of the entire surface area would be directed one way or the other.
- An operations and maintenance plan is required for the stormwater treatment devices. The O&M plan shall define the maintenance regimen, including type and interval of maintenance and party to conduct such maintenance. Please provide a copy of the O&M Plan.
- Utility Connections: Please identify the size of the existing storm sewer structure proposed to be tied into at the corner of 3rd and Portland. There are a significant number of pipes proposed to be tied into this structure, which may affect the structural integrity. Please evaluate the necessary manhole sizing based on the proposed conditions. Refer to City standard detail plate SEWR-6001.
- Utility: For the proposed changes to the existing curbs, it seems that hydrants and street lights may need to be relocated, which may affect routing of storm sewers, both public and private. Contact Allan Klugman at (612) 673-2743 and Rock Roger at (612) 673-2286 to review potential relocation of traffic and water infrastructure. Please provide detailed plans related to the proposed curb changes that address grading, storm sewer layouts, and any other utility relocations.

- Non Stormwater Discharges: Detail all mechanical and non-stormwater discharges. Non-stormwater discharges are not permitted unless approved by the City of Minneapolis. Non-stormwater discharges not declared and approved will not be permitted. If there currently are none and nothing is proposed declare this status on the plans.
- For comments or questions on Public Works Surface Water & Sewers Division related requirements please contact Jeremy Strehlo, (Professional Engineer) at (612) 673-3973, or jeremy.strehlo@minneapolismn.gov.

□ Construction Code Services

- A pedestrian protection plan will be required for permit purposes.
- Temporary shoring design will be required for excavations.

□ Fire Safety

- Provide required fire suppression system throughout building.
- Fire department connection must be on the address side of building and within 150 feet of a fire hydrant.
- Provide required fire alarm system throughout building.
- Maintain fire apparatus access at all times.
-

□ Environmental Health

- If impacted soil is encountered during site activities call the MN State Duty officer at (651) 649-5451.
- If dewatering is required during site construction see below for city permit requirements. Subgrade structures should be designed to prevent infiltration of groundwater without the need for a permanent dewatering system being installed. If a continuously operating permanent dewatering system is needed it must be approved as part of the sanitary sewer and storm drain site plan approval prior to construction beginning.
- No construction, demolition or commercial power maintenance equipment shall be operated within the city between the hours of 6:00 p.m. and 7:00 a.m. on weekdays or during any hours on Saturdays, Sundays and state and federal holidays, except under permit. Contact Environmental Services at (612) 673-3867 for permit information.
- Permits and approval are required from Environmental Services for the following activities: Temporary storage of impacted soils on site prior to disposal or reuse; Reuse of impacted soils on site; Dewatering and discharge of accumulated storm water or ground water, underground or aboveground tank installation or removal, well construction or sealing. Contact Tom Frame at (612) 673-5807 for permit applications and approvals.
- A review of the project, permits issued and an inspection from Environmental Service for identification of equipment and site operations that require annual registration with the City of Minneapolis will occur for this project.

END OF REPORT

Block 68 North Office - Project Description

The Block 68 North Office building is proposed on the northern portion of the block bounded by 3rd Street South, Portland Avenue South, 4th Street South and 5th Avenue South. The new building will be constructed abutting the western Wells Fargo tower from the south. It is designed in the style of authentic brick historic warehouses that can be found all over Minneapolis, with arched windows and steel-alike divided windows. The entry tower is setback from Portland Avenue to provide an entry plaza that enhances the walk to the park experience along Portland Avenue.

The office building will be four-stories tall and approximately 220,570 square feet of gross building area. The office building is comprised of rentable office space of approximately 173,890 SF, and will include a bike room on the Portland Avenue side.

The building will have 60 parking spaces in the underground parking garage, which will be accessed through a parking ramp entry that is shared with the South Residential parking garage beneath the Wells Fargo tower. The office core is connected in the basement to the skyway system via a tunnel through the Wells Fargo basement level. The building will have 2 loading docks on the first level that are accessed from within the existing Wells Fargo loading dock alley located between the two buildings.

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



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

TO Hilary Dvorak
DATE 12/9/2015
FROM Ryan Companies US, Inc.
SUBJECT CUP Required Findings
CC Tony Barranco
Dan Elenbaas

Conditional Use Permit Required Findings:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

The conditional use in question is to construct an office-type building on the northern parcel of Block 68, which lies within the Downtown East PUD. The construction of this building will only improve the public health, safety, comfort and general welfare of the area. The area will be well lit from light coming through the windows and from the new LED street lights.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

This project is a part of one of the largest development projects to happen in the Downtown East area of Minneapolis. Its construction will bring more people to the eastern side of Minneapolis and promote even further development of the area. As for building type, an office makes a great deal of sense for this parcel, given its vicinity to the newly constructed Wells Fargo Office towers just to the south.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

All proposed utilities, stormwater management and other site features have been designed adequately for this building and will have to be approved through the PDR processes of the City before construction can take place.



4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

The traffic study conducted as a part of the AUAR for the minimum and maximum scenarios confirms that the traffic congestion on public streets will be acceptable.

5. *The conditional use is consistent with the applicable practices of the comprehensive plan.*

Per the Future Land Use map for the Downtown Sector found in Chapter 1 – Land Use of the City of Minneapolis Comprehensive Plan, this lot should have a commercial use. A multi-tenant office building fits within the comprehensive plan for the property.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

All other aspects of the building conform to the regulations of the PUD. We are not applying for any other conditional uses or variances at this time.



TO Hilary Dvorak
DATE 11/30/2015
FROM Ryan Companies US, Inc.
SUBJECT PUD Required Findings
CC Tony Barranco
Dan Elenbaas

Planned Unit Development Required Findings – Phase 3:

- 1. The character of the uses in the proposed planned unit development, including in the case of residential uses, the variety of housing types and their relationship to other site elements and to surrounding development*

The location and size of this property is ideal for an office use. It is right in the middle of the most heavily developed and fastest growing area of Downtown Minneapolis. The new Vikings stadium, along with the new Wells Fargo headquarters hub and numerous other businesses and restaurants sure to move to the Downtown East area, make this an ideal location to headquarter a business.

- 2. The traffic generation characteristics of the proposed planned unit development in relation to street capacity, provision of vehicle access, parking and loading areas, pedestrian access, bicycle facilities and availability of transit alternatives.*

The new office size fits within the traffic study conducted as part of the AUAR. We are providing the office with 60 underground parking spaces, which share the ramp access off of 5th Avenue for the residential parking stalls underneath the Wells Fargo tower. We believe this is more than enough parking stalls for the office as many commuters use public transportation, such as the conveniently located light rail along 5th Street (2 blocks south) or the Metro Transit bus system. There are also numerous parking ramps nearby. The office will have 2 loading dock spaces which are accessed from the Wells Fargo tower loading dock area. All truck movements take place within the 2 buildings and away from the City right of way. The office is equipped with a bike storage room and showers, promoting another form of transportation. Finally, the streetscape around the building is designed with pedestrians in mind. There is a minimum of 6 foot clear pedestrian space around the entire building. This space is ADA compliant and easy to navigate.



- 3. The site amenities of the proposed planned unit development, including the location and functions of open space, the preservation or restoration of the natural environment or historic features, sustainability and urban design.*

The outdoor space around the new office building was designed with pedestrians and the office users in mind. Trees line the streetscape and rain gardens provide aesthetically pleasing stormwater elements to the site. The main entrance will be highlighted with decorative paving.

- 4. The appearance and compatibility of individual buildings and parking areas in the proposed planned unit development to other site elements and to surrounding development, including but not limited to building scale and massing, microclimate effects of the development, and protection of views and corridors.*

The building heights on the north side of block 69 are limited to provide a transition to the scale of existing building within the blocks up to Washington Ave. The height restriction was imposed to protect the views towards the river. The building façade is reminiscent of the warehouse buildings that can be found in downtown Minneapolis. The landscaping and streetscape will be consistent with the approved plans for the rest of the block.

- 5. An appropriate transition area shall be provided between the planned unit development and adjacent residential uses or residential zoning that considers landscaping, screening, access to light and air, building massing, and applicable policies of the comprehensive plan and adopted small area plans.*

There are no residential uses directly adjacent to this project. The nearest residential buildings are the Edition apartments to the south. The new office building is not visible to these apartments because of the Wells Fargo office towers between them.

- 6. The relation of the proposed planned unit development to existing and proposed public facilities, including but not limited to provision for stormwater runoff and storage, and temporary and permanent erosion control.*

The only public facilities this phase of the PUD is adjacent to is public Right-of-Way. Temporary erosion control measures are in accordance with the MPCA NPDES requirements even though the site area is less than 1 acre. Permanent erosion control and runoff storage is enhanced by rain gardens to be constructed in the ROW in the same fashion as proposed for Phases 1 and 2.

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Minneapolis, MN 55403-2012

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612-492-3000 *fax*

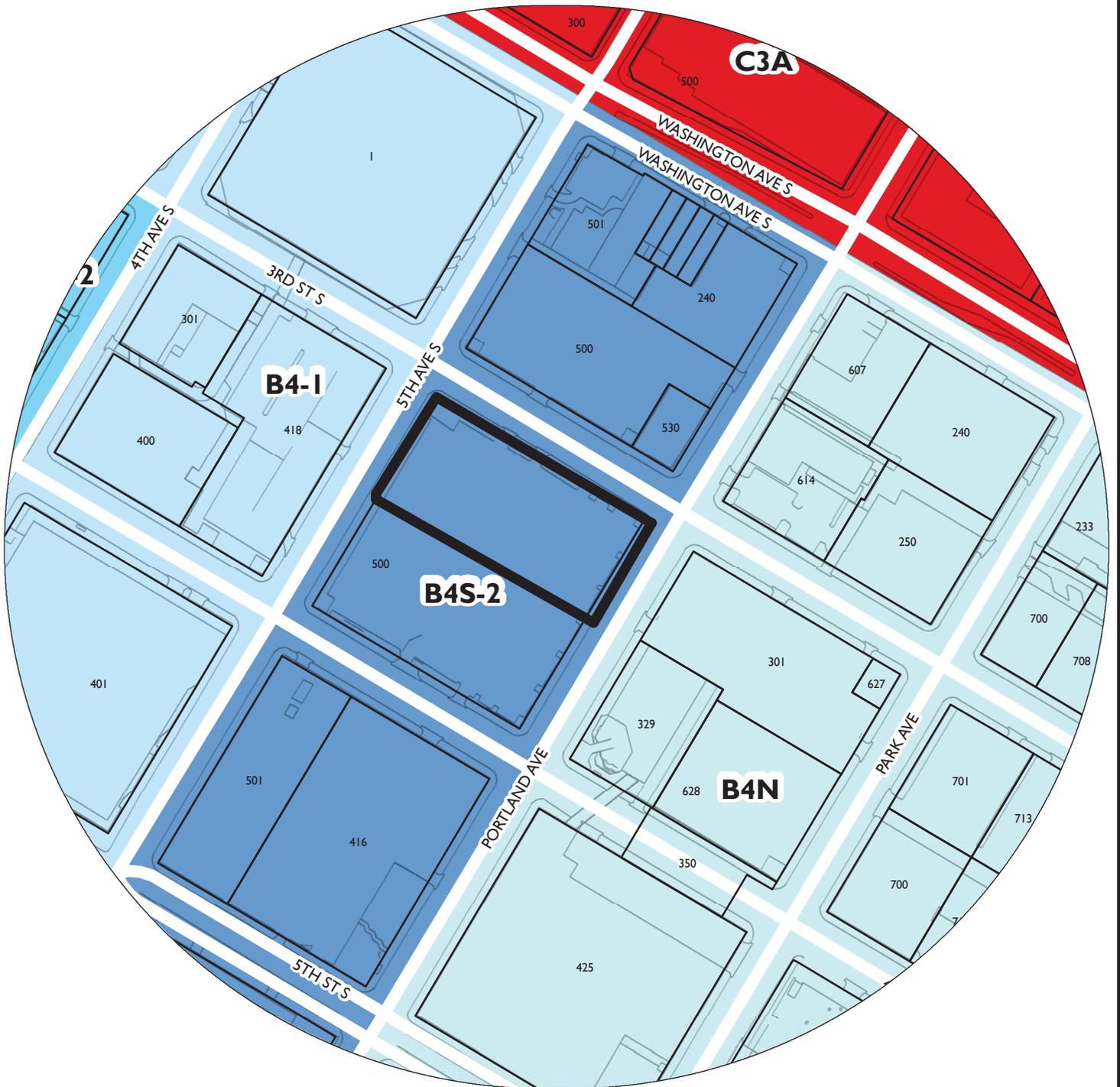


- 7. The consideration, where possible, of sustainable building practices during the construction phases and the use of deconstruction services and recycling of materials for the demolition phase.*

No building demolition is necessary for this project. The majority of the material that will be removed is asphalt pavement which is recycled by milling up the pavement and adding it into new asphalt as RAP. During construction, waste providers are selected that have off site recycling centers.

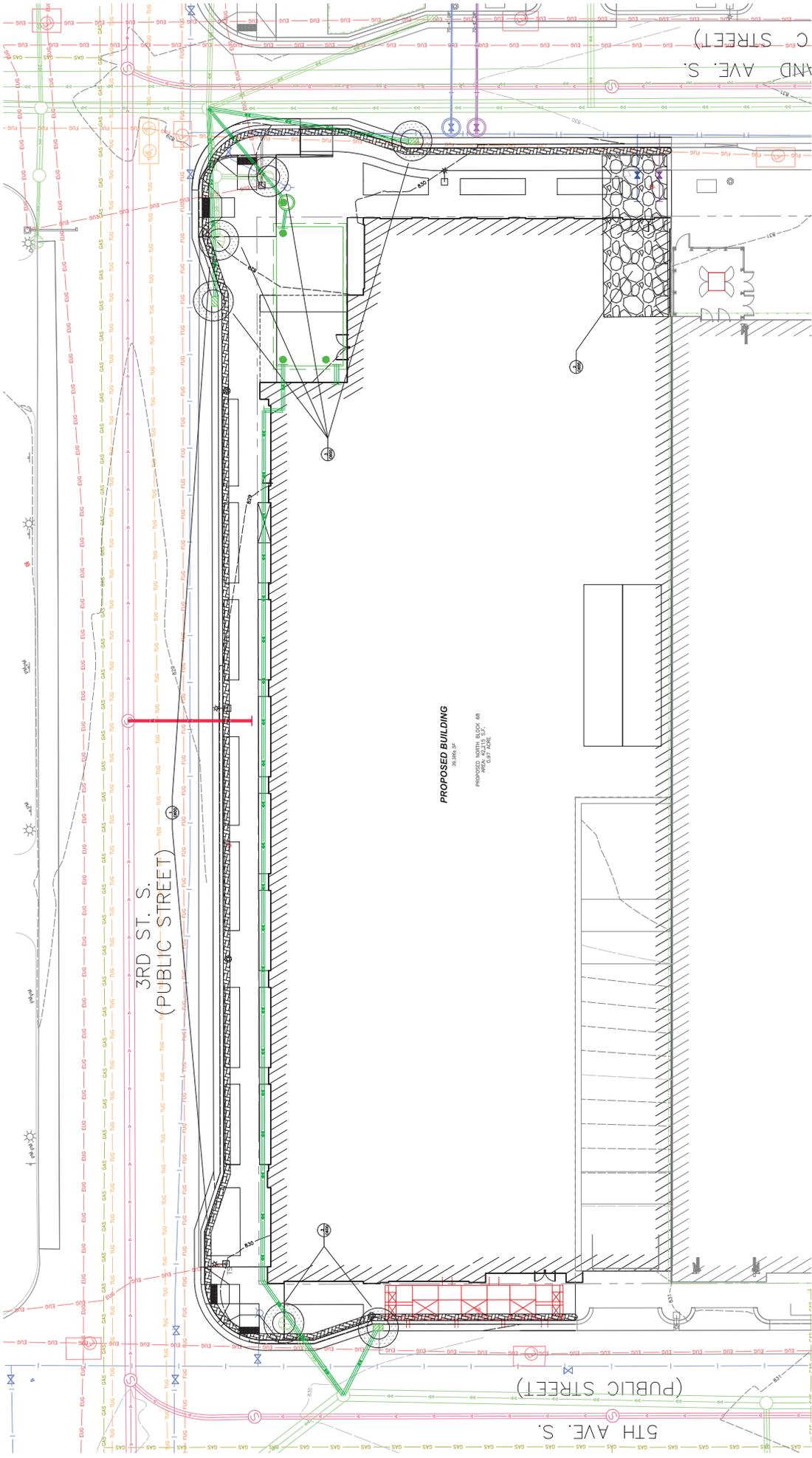
NAME OF APPLICANT

WARD



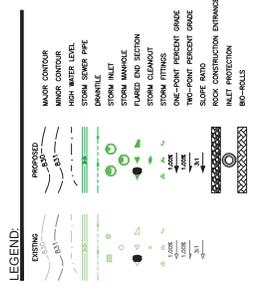
PROPERTY ADDRESS
513 South 3rd Street

FILE NUMBER
BZZ-7527



EROSION CONTROL NOTES:

- CONTRACTOR MUST CALL A CONSTRUCTION START 48 HOURS PRIOR TO RESULT IN FINES. THE RELOCATION OF PERMIT AND STOP WORK ORDER.
- INSTALL SILT FENCES, ROCK CONSTRUCTION, AND ROCK CONSTRUCTION ENTRANCE AT LOCATIONS SHOWN ON THE PLAN PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR, DEVELOPER AND OWNER SHALL REQUEST THE EROSION CONTROL INSPECTOR TO INSPECT AND APPROVE WORK COMPLETED IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND IN ACCORDANCE WITH THE EROSION CONTROL APPROVED BY THE INSPECTOR AT THE STAGES OF DEVELOPMENT AS SHOWN ON THE PLAN.
- REFER TO NOTE 5 ON SHEET C200 AND THE STANDARD SOLUTION EROSION AND SEDIMENT CONTROL PLAN FOR ADDITIONAL INFORMATION.



EROSION CONTROL TYPE	ESTIMATED QUANTITIES
BOROUGH (LF)	615
ROCK CONSTRUCTION ENTRANCE (SF)	1,000
INLET PROTECTION (EACH)	6

RYAN
RELATIONSHIP

RYAN A.H.E., INC.
50 South Tenth Street, Suite 300
Albuquerque, NM 87102
612-492-3000 ext. 101
WWW.RYANCOMPANIES.COM

PROJECT NUMBER: DTE BLOCK 68 NORTH OFFICE
LOCATION: MENA, UTAH, USA

ISSUE RECORD

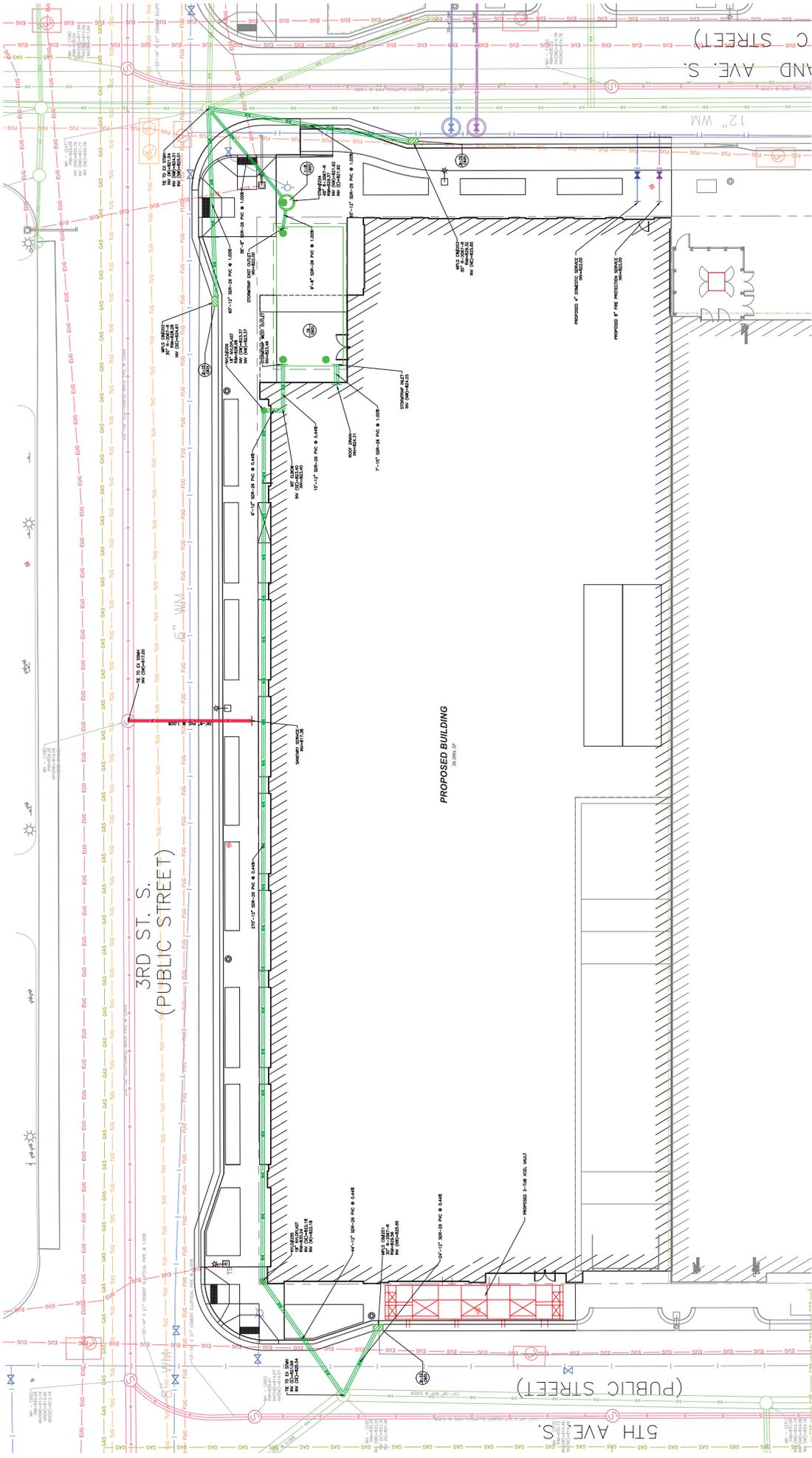
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2	11/08/18	ISSUE	OPEN	MM

STORMWATER CHECK
SHEET TITLE: EROSION CONTROL
DATE: 11/08/18
NO. OF SHEETS: 2
NO. OF SHEETS USED: 1

NAME: _____ DATE: _____
REGISTRATION NO.: 44714 DATE: 12/20/15

STORAGE: 11/08/2018 04:58:00 AM
C200

PRELIMINARY
NOT FOR CONSTRUCTION



UTILITY NOTES:

1. MINIMUM DEPTH TO TOP OF WATER LINES TO BE 7.5' FROM FINISHED GRADE.
2. MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY, STORM AND WATER MAIN TO BE 1.5'. MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER MAIN AND GAS MAIN TO BE 1.0'.
3. THE CONTRACTOR, PROPERTY OWNER OR RESPONSIBLE PARTY SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF MINNEAPOLIS, MINNESOTA, AND THE STATE OF MINNESOTA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MINNEAPOLIS, MINNESOTA, AND THE STATE OF MINNESOTA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MINNEAPOLIS, MINNESOTA, AND THE STATE OF MINNESOTA.
4. UPON THE PROJECT'S COMPLETION THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MINNEAPOLIS, MINNESOTA, AND THE STATE OF MINNESOTA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MINNEAPOLIS, MINNESOTA, AND THE STATE OF MINNESOTA.

UTILITY NOTES:

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LEGEND:

EXISTING	PROPOSED
STORM SWER PIPE	NATURAL GAS
STORM MANHOLE	FIBER OPTIC OVERHEAD
STORM INLET	FIBER OPTIC UNDERGROUND
SANITARY SWER PIPE	TELEPHONE OVERHEAD
SANITARY SWER MANHOLE	TELEPHONE UNDERGROUND
SANITARY SWER CLEANOUT	CABLE OVERHEAD
WATER MAIN	CABLE UNDERGROUND
WATER MANHOLE	ELECTRIC UNDERGROUND
WATER VALVE	ELECTRIC MANHOLE
FIRE DEPARTMENT CONNECTION	ELECTRIC METER
FIRE SPRINKLER	ELECTRIC METER MANHOLE
IRIGATION CONTROL BOX	GAS WALKER
ELECTRIC OVERHEAD	GAS METER
ELECTRIC UNDERGROUND	GAS METER MANHOLE
	CABLE BOX
	CABLE MANHOLE
	TELEPHONE BOX

RYAN
RELATIONSHIP

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Minneapolis, MN 55402
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612-492-3000 (IA)
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STORMWATER CHECK

ISSUE RECORD

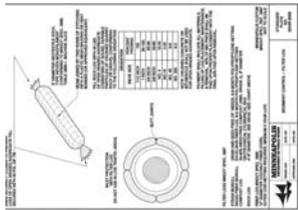
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2	11/18/2015	ISSUE RECORD	PAUL	PAUL
3	11/18/2015	ISSUE RECORD	PAUL	PAUL

DATE: 11/20/2015
REGISTRATION NO.: 44714
EXPIRES: 11/20/2018

PROJECT: DUE BLOCK 68 NORTH OFFICE
LOCATION: 301 3RD ST S, MINNEAPOLIS, MN 55402

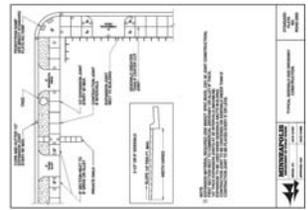
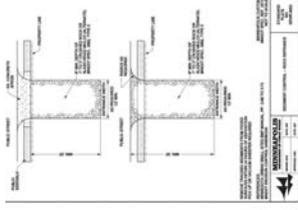
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REGISTRATION NO.: 44714
EXPIRES: 11/20/2018

PRELIMINARY
 CONSULTATION ONLY

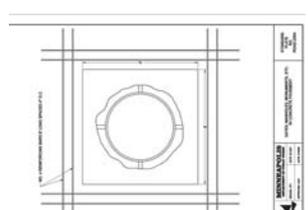
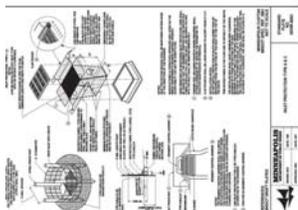


CONCRETE TO MFC-DOT SPEC. 2301
 CUBIC YARDS PER LINEAL FOOT = 0.867
 LINEAL FEET PER CURB YARD = 16.21
 SEE DETAIL R/2000 FOR JOINTING REQUIREMENTS

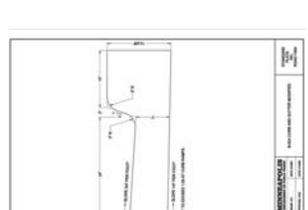
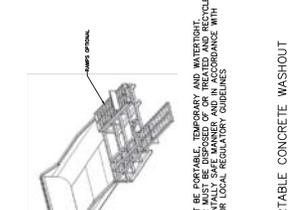
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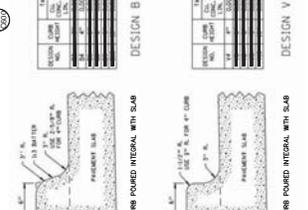
CONCRETE CURB SECTION



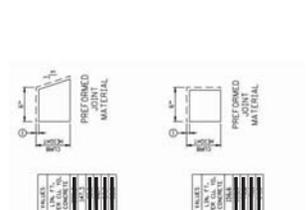
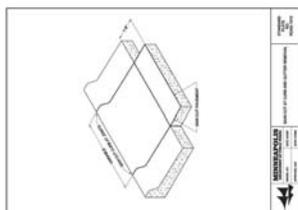
CONCRETE CURB SECTION



CONCRETE CURB SECTION



CONCRETE CURB SECTION



CONCRETE CURB SECTION

-CONTAINER MUST BE PORTABLE, TEMPORARY AND WATERIGHT, AND BE
 INSTALLED IN AN ENVIRONMENTALLY SAFE MANNER AND IN ACCORDANCE WITH
 FEDERAL, STATE OR LOCAL REGULATORY GUIDELINES

PORTABLE CONCRETE WASHOUT

RYAN
RELATION BUILDING

RYAN A/E, INC.
59 South Tenth Street, Suite 300
Birmingham, AL 35203
615-492-3000 fax
WWW.RYANCOMPANIES.COM

PROJECT NAME
DTE BLOCK 68 NORTH OFFICE

LOCATION

STORAGE WATER CHECK

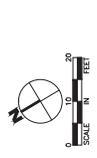
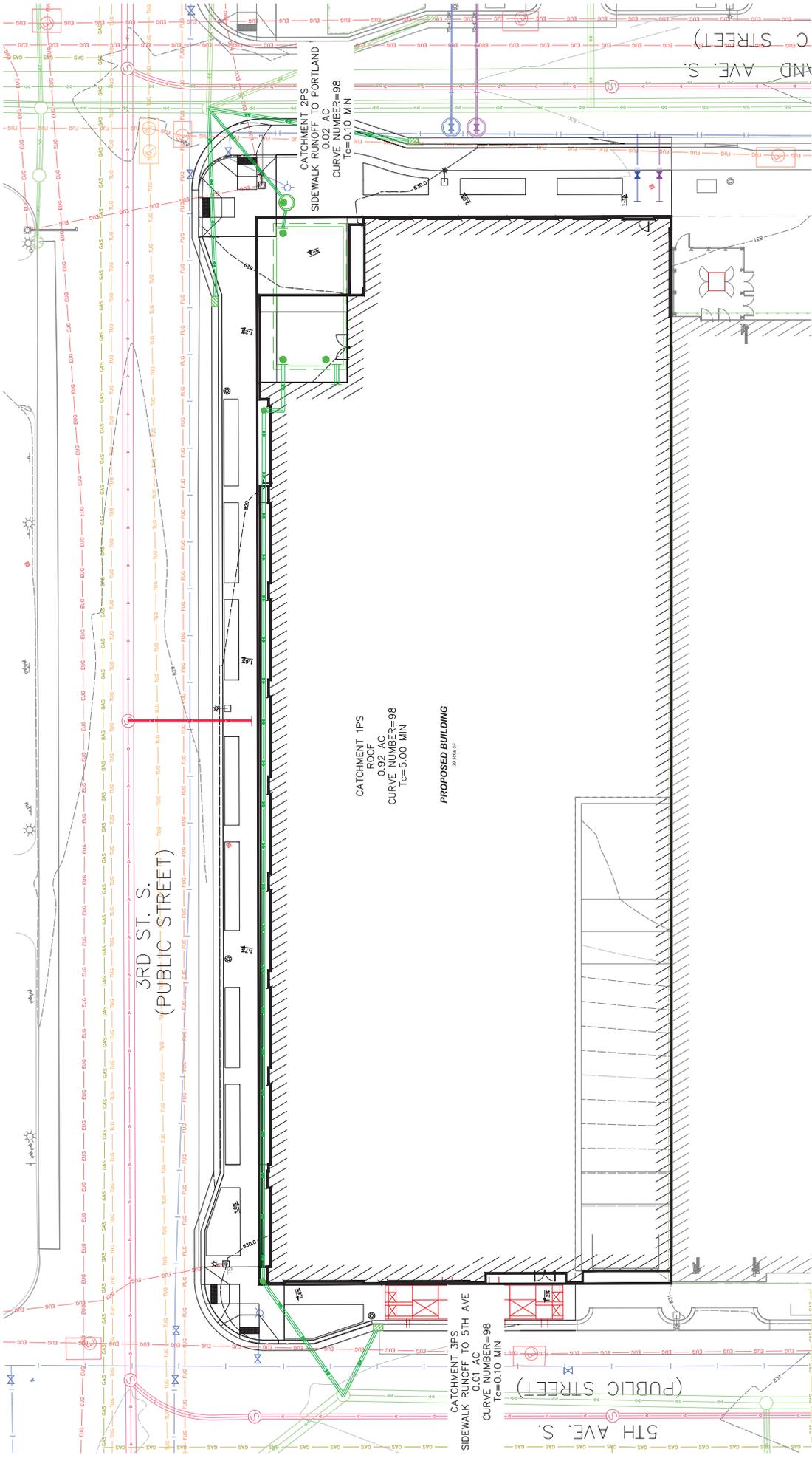
SHEET TITLE
DETAILS

SHEET NO.
C600

DATE
11/02/10 10:28 AM

ISSUE	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
1	11/02/10	ISSUE FOR PERMIT	RYAN	RYAN
2	11/02/10	REVISION	RYAN	RYAN
3	11/02/10	REVISION	RYAN	RYAN
4	11/02/10	REVISION	RYAN	RYAN
5	11/02/10	REVISION	RYAN	RYAN
6	11/02/10	REVISION	RYAN	RYAN

DATE: 11/02/10
 REGISTRATION NO.: 48714
 EXPIRES: 11/22/15



LEGEND:

- MAJOR CONTOUR
- MINOR CONTOUR
- STORM SWAMP PIPE
- DRAINAGE
- STORM MANHOLE
- STORM CLEANOUT
- ONE-POINT PERCENT GRADE
- TWO-POINT PERCENT GRADE

CATCHMENT 1PS
ROOF
0.92 AC
CURVE NUMBER=98
Tc=5.00 MIN

PROPOSED BUILDING
30,396 SF

CATCHMENT 3PS
SIDEWALK RUNOFF TO 5TH AVE
0.01 AC
CURVE NUMBER=98
Tc=0.10 MIN

CATCHMENT 2PS
SIDEWALK RUNOFF TO PORTLAND
0.02 AC
CURVE NUMBER=98
Tc=0.10 MIN

RYAN
RELATION ENGINEERING

RYAN A.H., INC.
50 South Tenth Street, Suite 300
Albuquerque, NM 87102
612-492-3000 fax
WWW.RYANCOMPANIES.COM

PROJECT NUMBER: DTE BLOCK 68 NORTH OFFICE
LOCATION: MENA, U.S.A.
DATE: 12/2018

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE	RECORD	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY
1	11/2018	11/2018	ISSUE FOR PERMITS	AM	AM
2	11/2018	11/2018	ISSUE FOR PERMITS	AM	AM
3	11/2018	11/2018	ISSUE FOR PERMITS	AM	AM

STORMWATER CHECK

SHEET TITLE
PROPOSED DRAINAGE MAP

EXHIBIT 2

11/2018 08:28 AM

DATE PLOTTED: 11/20/18 10:00:00 AM

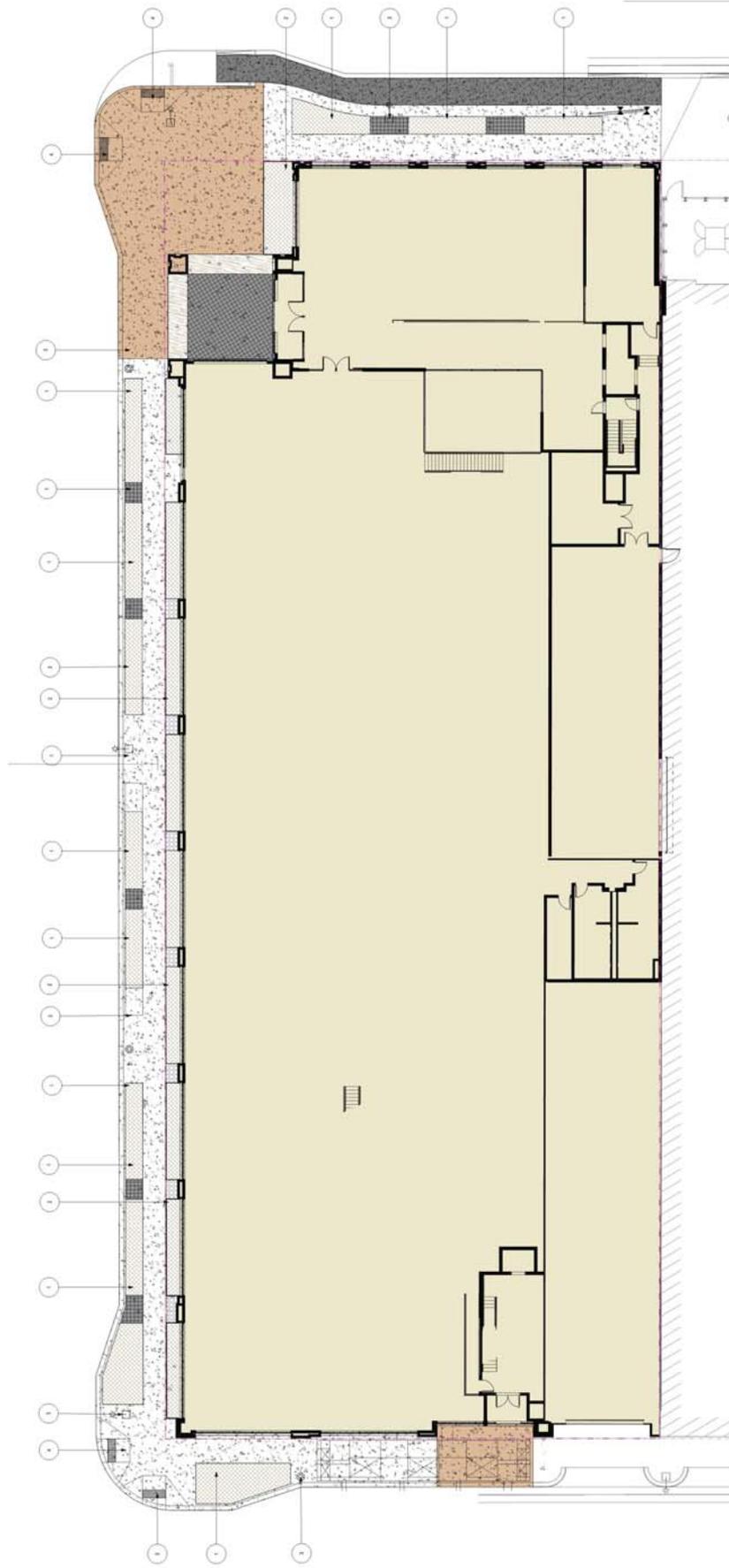
SCALE: 1" = 20'

DATE: 11/20/18

PROJECT: DTE BLOCK 68 NORTH OFFICE

LOCATION: MENA, U.S.A.

DATE: 11/20/18



- NOTES**
- REFER TO LANDING PLAN FOR SEAVES AND ENVIRONMENTAL CONTROL.
 - ALL ASSOCIATED AREAS SHALL BE INDICATED UNLESS OTHERWISE SPECIFIED.
 - REFER TO THE LANSCAPE ARCHITECT FOR NEW AND EXISTING MATERIALS.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLANT MATERIALS.
 - ALL PLANTING SHALL BE DONE AT THE PROPOSED LOCATION UNLESS OTHERWISE NOTED.
 - REFER TO THE PLANTING SCHEDULE FOR ALL PLANTING TO BE DONE.
 - REFER TO THE PLANTING SCHEDULE FOR ALL PLANTING TO BE DONE.
 - REFER TO THE PLANTING SCHEDULE FOR ALL PLANTING TO BE DONE.



1. PLANTER EXAMPLE

- KEY NOTES**
- 1. SEE ARCHITECTURAL PLAN FOR THE LOCATION OF THE PLANTER.
 - 2. SEE ARCHITECTURAL PLAN FOR THE LOCATION OF THE PLANTER.
 - 3. SEE ARCHITECTURAL PLAN FOR THE LOCATION OF THE PLANTER.
 - 4. SEE ARCHITECTURAL PLAN FOR THE LOCATION OF THE PLANTER.

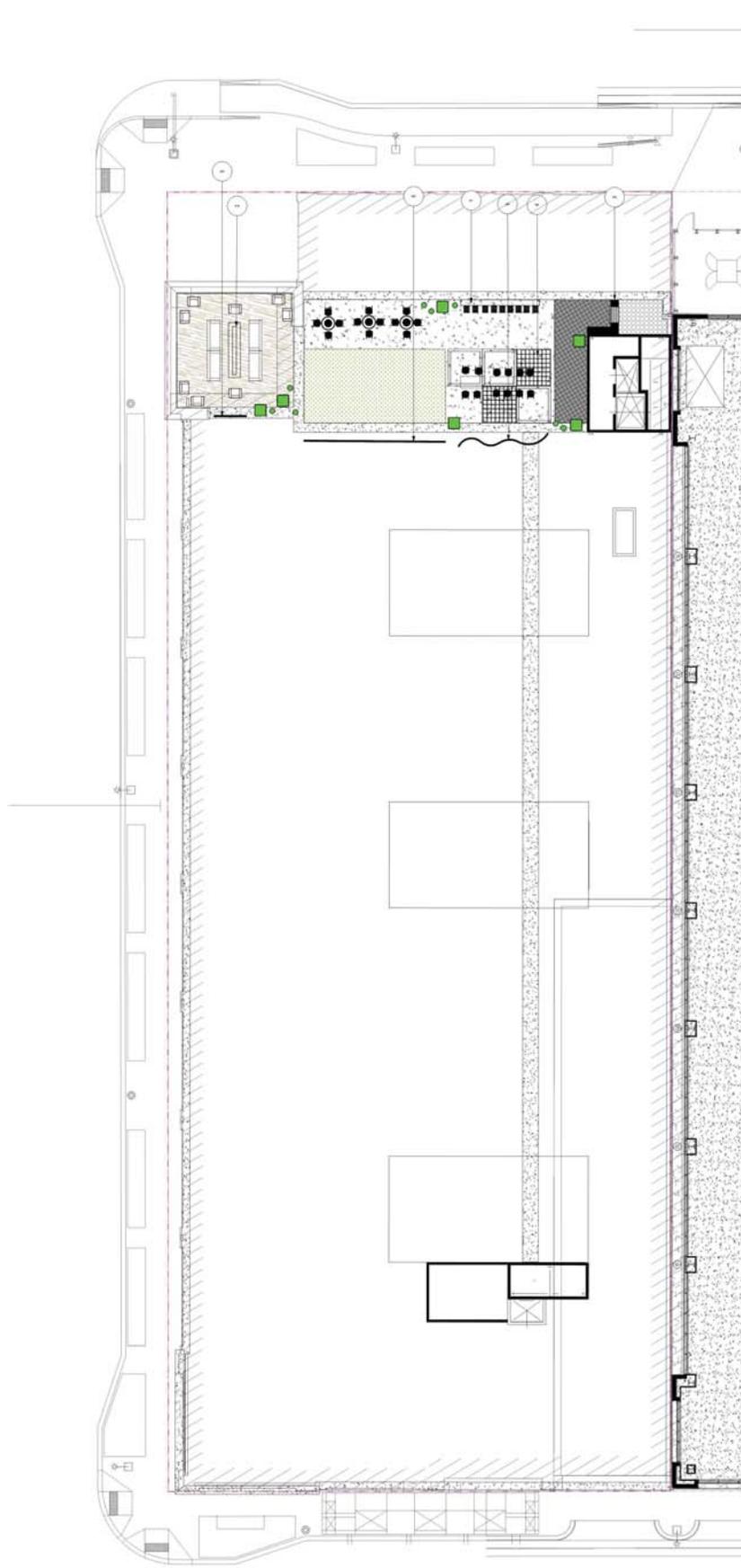
- LEGEND**
- 1. FINISHED FLOOR
 - 2. FINISHED FLOOR
 - 3. FINISHED FLOOR
 - 4. FINISHED FLOOR
 - 5. FINISHED FLOOR

<p>PROJECT NAME B:68 NORTH OFFICE</p> <p>LOCATION MINNEAPOLIS, MN</p>	<p>DATE 11/13/2018</p> <p>SCALE AS SHOWN</p>	<p>PROJECT NO. 1800000000</p> <p>DATE 11/13/2018</p>								
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RYAN, INC.
38 South Tech Drive, Suite 200
Minneapolis, MN 55415
612-452-3000
WWW.RYANCOMPANIES.COM

ERICKSEN ROED
Architectural & Interiors
38 South Tech Drive, Suite 200
Minneapolis, MN 55415
612-452-3000
WWW.ERICKSENROED.COM



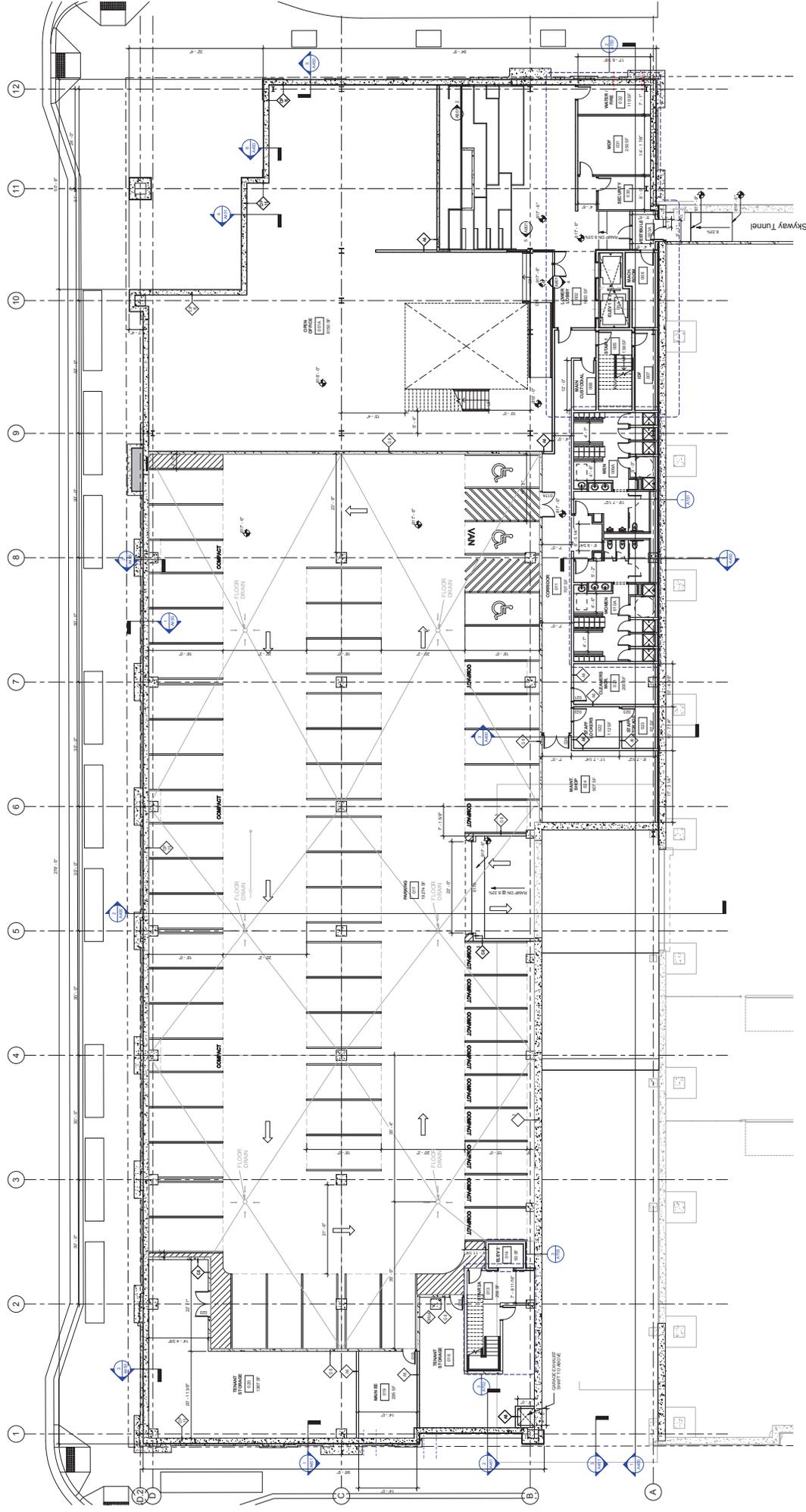
- LEGEND**
- SOLUBLE PLASTER
 - ROCK WALL
 - CONCRETE FLOOR
 - SLAB FINISH
 - ROCK FINISH
 - DIM WALL
 - FINISH
 - DRILL/ENT
 - PENOLA
 - DIM WALL

- KEYNOTES**
- DIM WALL
 - FINISH
 - DRILL/ENT
 - PENOLA
 - DIM WALL

 <small>Ericksen, Roed & Associates 10000 Grand Avenue Minneapolis, MN 55426 612-437-1111</small>	 <small>RYAN, INC. 38 North French Street, Suite 200 Minneapolis, MN 55401 612-452-3000 WWW.RYANCOMPANIES.COM</small>	<p>PROJECT NAME B668 NORTH OFFICE</p> <p>LOCATION MINNEAPOLIS, MN</p>	<p>DESIGNED BY ERA</p> <p>DATE 12/10/2019</p> <p>SCALE AS SHOWN</p> <p>PROJECT NO. 19-001</p>
<p>PROJECT NO. 19-001</p> <p>DATE 12/10/2019</p> <p>SCALE AS SHOWN</p> <p>PROJECT NAME B668 NORTH OFFICE</p> <p>LOCATION MINNEAPOLIS, MN</p>			
<p>KEYNOTES</p> <ul style="list-style-type: none"> DIM WALL FINISH DRILL/ENT PENOLA DIM WALL 			
<p>LEGEND</p> <ul style="list-style-type: none"> SOLUBLE PLASTER ROCK WALL CONCRETE FLOOR SLAB FINISH ROCK FINISH 			

GENERAL NOTES

- 1. REFER TO ELECTRICAL, MECHANICAL AND PLUMBING SCHEDULES FOR ALL WORK.
- 2. VERIFY ALL MATERIALS, DIMENSIONS AND FINISHES WITH THE CONTRACTOR, OWNER AND DESIGNER.
- 3. VERIFY ALL MATERIALS, DIMENSIONS AND FINISHES WITH THE CONTRACTOR, OWNER AND DESIGNER.
- 4. VERIFY ALL MATERIALS, DIMENSIONS AND FINISHES WITH THE CONTRACTOR, OWNER AND DESIGNER.
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- 11. VERIFY ALL MATERIALS, DIMENSIONS AND FINISHES WITH THE CONTRACTOR, OWNER AND DESIGNER.
- 12. VERIFY ALL MATERIALS, DIMENSIONS AND FINISHES WITH THE CONTRACTOR, OWNER AND DESIGNER.



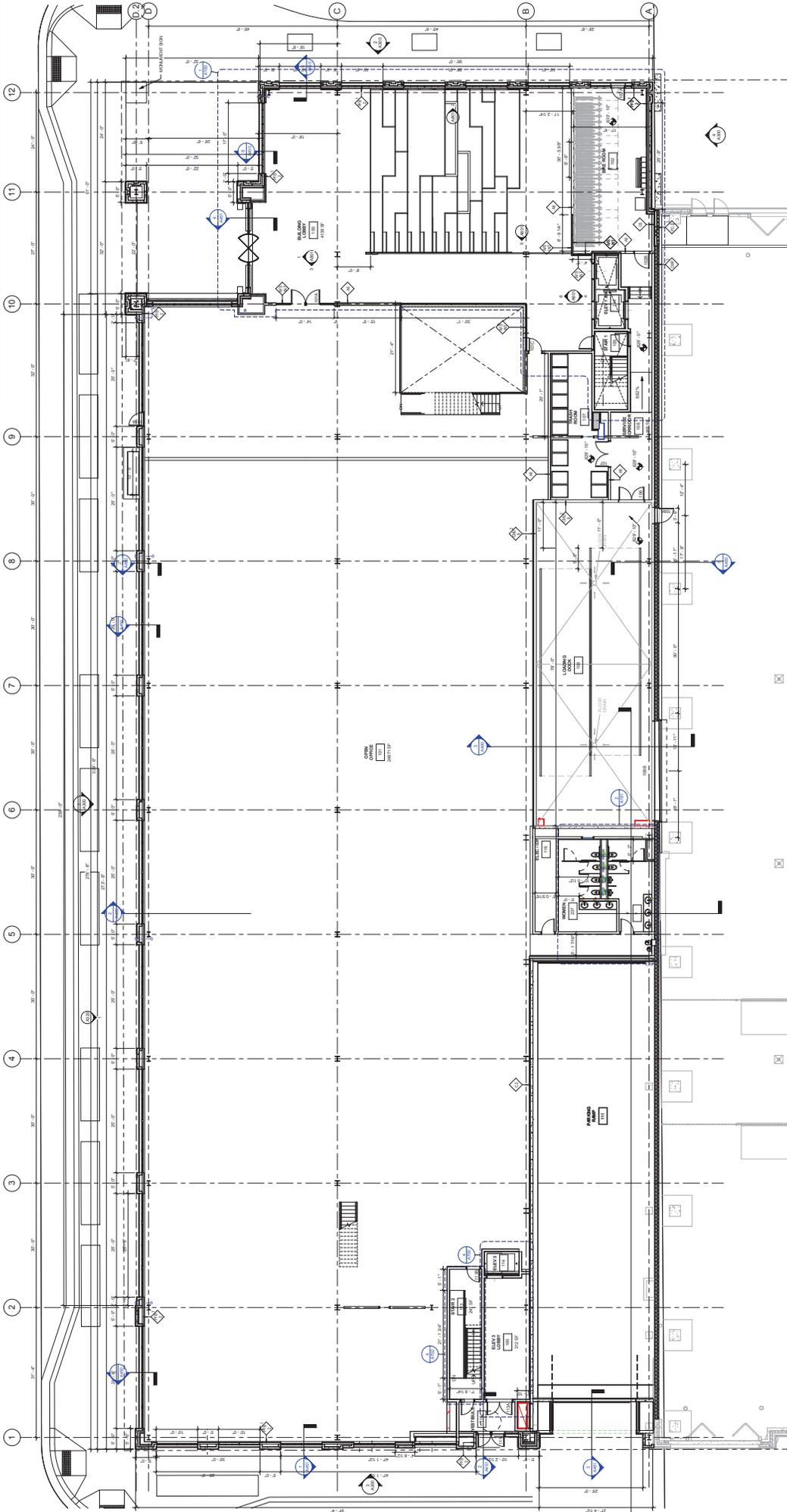


 PRELIMINARY - NOT FOR CONSTRUCTION

 iAHERN	 MASTER BUILDERS	 ERA ERICKSON BOLD A ASSOCIATES	 RYAN BUILDING LASTING RELATIONSHIPS	RYAN A/E, INC. 49 South Tenth Street, Suite 300 Minneapolis, MN 55402 612-462-4000 (in MN) 612-462-3000 (out of MN) WWW.RYANCOMPANIES.COM
SCHEMATIC DESIGN SET				
BLOCK 68 - NORTH OFFICE BUILDING				
PROJECT NO. 15-000000-001 SHEET NO. B68-NO.-A100 DATE: 11.20.2015				
NORTH OFFICE BUILDING SHEET TITLE BASEMENT FLOOR PLAN CHECKED BY: [Signature] DESIGNED BY: [Signature] DRAWN BY: [Signature] PROJECT NO.: 15-000000-001 SHEET NO.: B68-NO.-A100 DATE: 11.20.2015				

GENERAL NOTES

1. REFER TO ELECTRICAL, MECHANICAL AND PLUMBING SCHEDULES FOR ALL WORK.
2. VERIFY ALL DIMENSIONS AND LOCATIONS WITH THE CONTRACTOR, OWNER AND DESIGNER.
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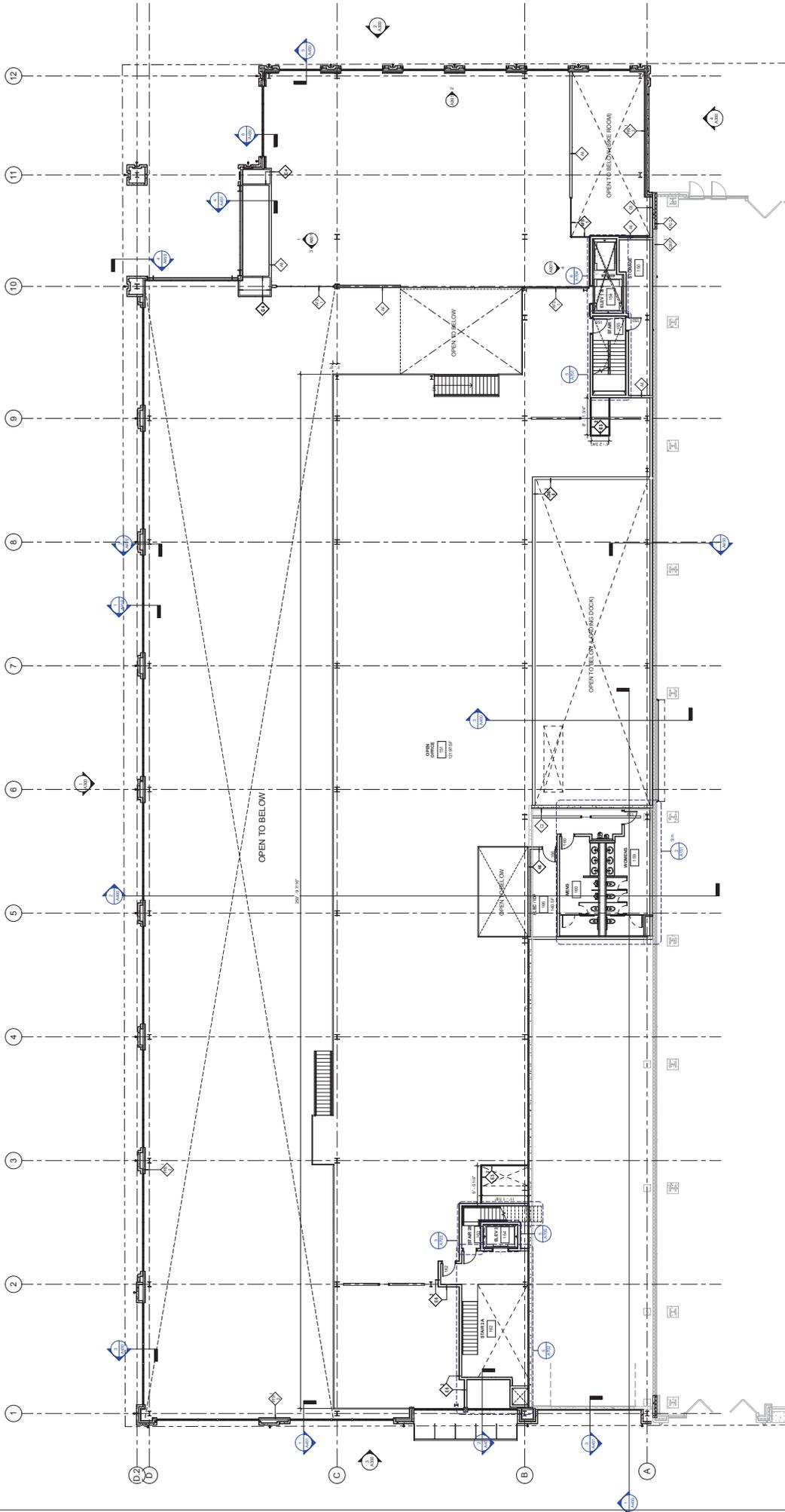
LEVEL 1 PLAN
1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

<p>iAHERN ARCHITECTURAL FLOOR PLAN DESIGN</p>	<p>EGAN ARCHITECTURAL DESIGN</p>	<p>Herbertz ARCHITECTURAL DESIGN</p>	<p>MASTER ARCHITECTURAL DESIGN</p>
<p>ERA ARCHITECTURAL DESIGN</p>	<p>RYAN ARCHITECTURAL DESIGN</p>	<p>THE MILLWRIGHT BUILDING SCHEMATIC DESIGN SET</p>	
<p>RYAN A/E, INC. 80 South Third Street, Suite 300 Minneapolis, MN 55402 612-492-4000 www.ryanad.com</p>			
<p>PROJECT: THE MILLWRIGHT BUILDING LOCATION: 1000 KENNETH AVENUE SOUTH MINNEAPOLIS, MN</p>			
<p>DATE: 11/20/2015</p>	<p>DESIGNER: ADAM</p>	<p>CHECKED BY: CHUCK</p>	<p>PROJECT NO: A101</p>
<p>THE MILLWRIGHT BUILDING LEVEL 1 FLOOR PLAN</p>			

GENERAL NOTES

1. REFER TO ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE ALARM & DETECTION SCHEDULES FOR ALL WORK.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE ALARM & DETECTION CODE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY EFFICIENCY CODE.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODE.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE ALARM & DETECTION CODE.
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14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE.
15. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODE.
16. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE ALARM & DETECTION CODE.
17. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY EFFICIENCY CODE.
18. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE.
19. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODE.
20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE ALARM & DETECTION CODE.

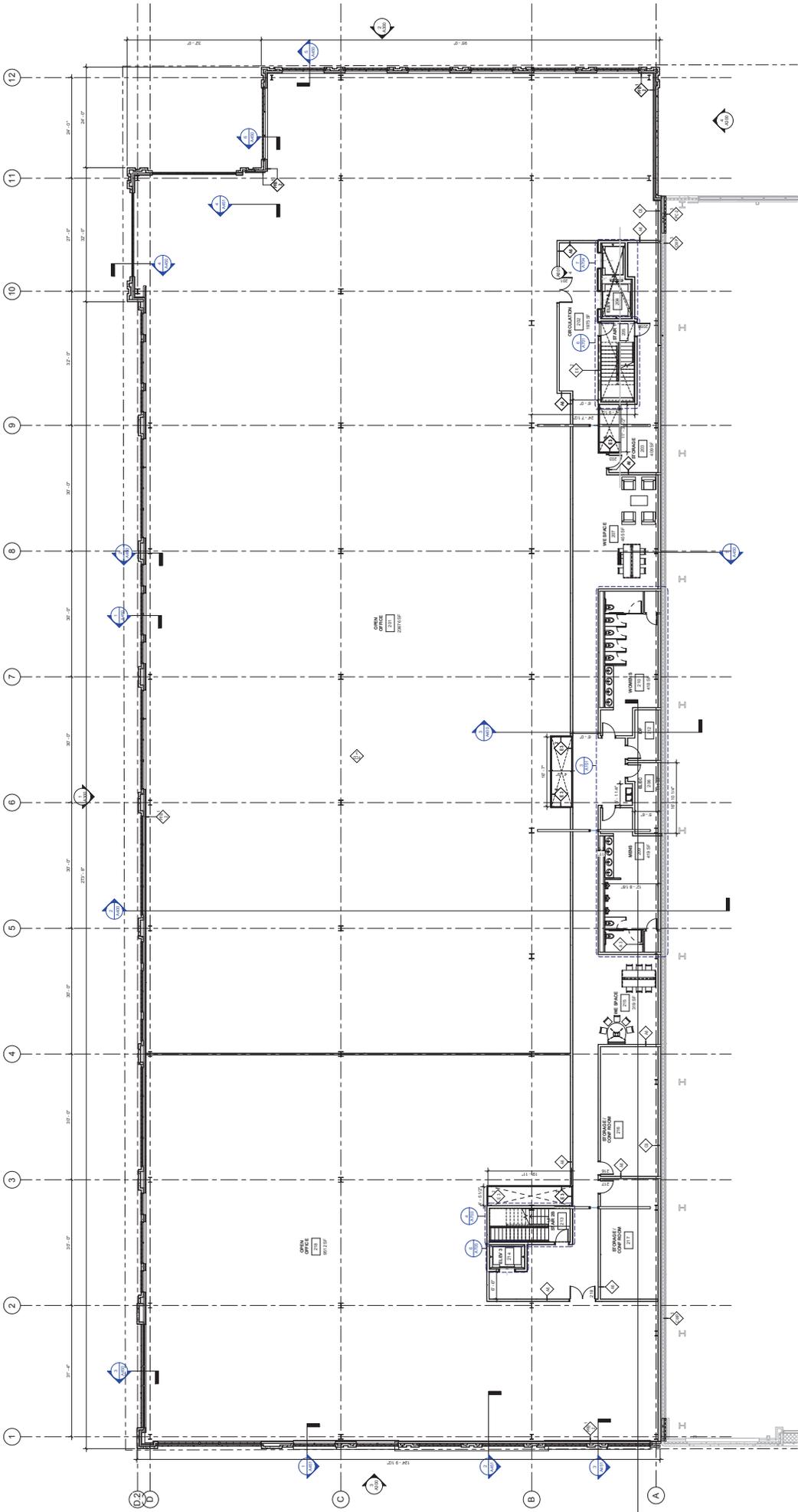


MEZZANINE LEVEL
 PRELIMINARY - NOT FOR CONSTRUCTION

					RYAN A.H. INC. 49 South Tenth Street, Suite 300 Minneapolis, MN 55402 612-462-4000 www.ryancompanies.com	PROJECT NO: BLOCK 68 - NORTH OFFICE BUILDING SHEET NO: MEZZANINE FLOOR DATE: 11.20.2015
					SCHEMATIC DESIGN SET 09/09/15	NORTH OFFICE BUILDING SHEET TITLE LEVEL 1 MEZZANINE FLOOR DRAWN BY: [Name] CHECKED BY: [Name] DATE: 11.20.2015

GENERAL NOTES

1. REFER TO ALL GENERAL CONDITIONS FOR ALL WORK.
2. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL WORK.
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PRELIMINARY - NOT FOR CONSTRUCTION

LEVEL 2 FLOOR PLAN

18' x 10'

<p>BLOCK 68 - NORTH OFFICE BUILDING</p> <p>SCHEMATIC DESIGN SET</p>				
<p>RYAN A.H. INC. 49 South Tenth Street, Suite 300 Minneapolis, MN 55402 612-482-4000 www.ryancompanies.com</p>				
<p>RYAN BUILDING LASTING RELATIONSHIPS</p>				
<p>ERA ERICKSON BOLD & ASSOCIATES</p>				
<p>MASTER BUILDERS</p>				
<p>MORWITZ ARCHITECTS</p>				
<p>iAHERN</p>				

NORTH OFFICE BUILDING
LEVEL 2 FLOOR PLAN
B68-NO: A102

DATE: 11/20/2015
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
DESIGNED BY: J. H. HARRIS

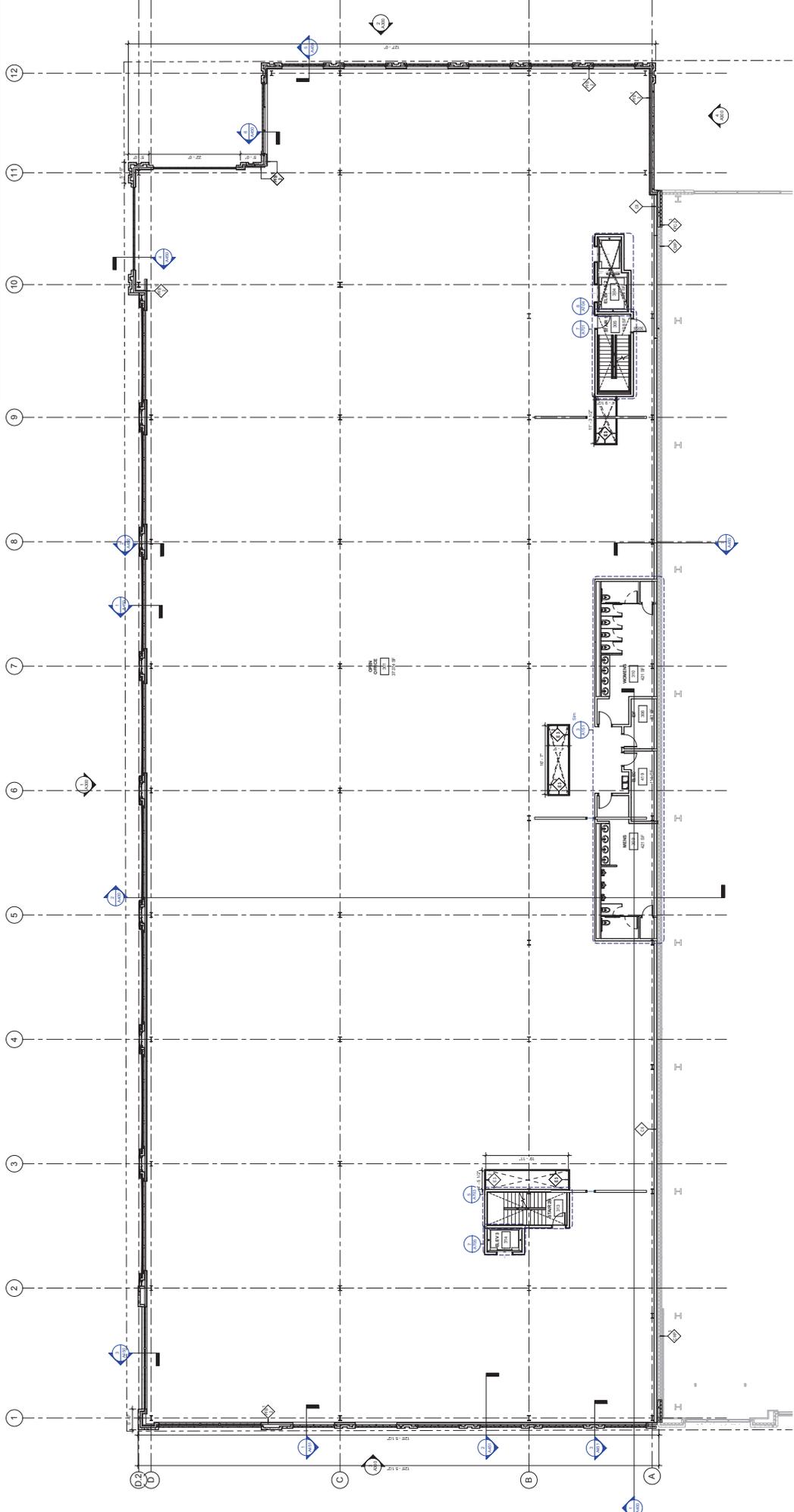
PROJECT NO.: 15-000000
SHEET NO.: A102
DATE: 11/20/2015

PREPARED BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
DESIGNED BY: J. H. HARRIS

RYAN A.H. INC.
49 South Tenth Street, Suite 300
Minneapolis, MN 55402
612-482-4000
www.ryancompanies.com

GENERAL NOTES

- 1. REFER TO ELECTRICAL, MECHANICAL AND PLUMBING CONTRACT DOCUMENTS FOR ALL WORK TO BE PERFORMED.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
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- 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.



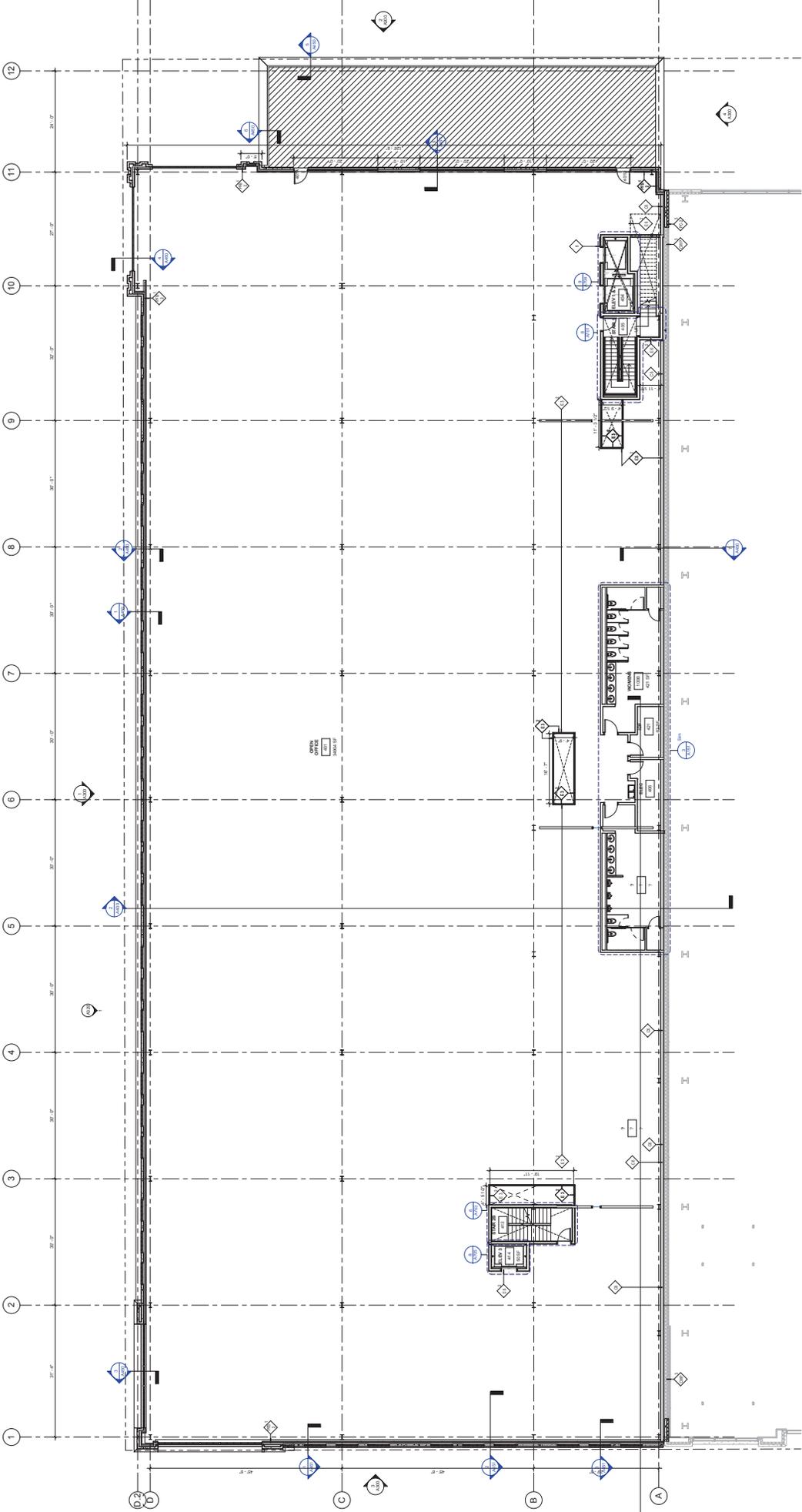
3-LEVEL PLAN
1 of 7 TOP

PRELIMINARY - NOT FOR CONSTRUCTION

<p>RYAN BUILDING LASTING RELATIONSHIPS</p>			
<p>RYAN A.H.E., INC. 69 South Tenth Street, Suite 300 Minneapolis, MN 55402 612-462-4000 www.ryancompanies.com</p>			
<p>BLOCK 68 - NORTH OFFICE BUILDING</p>			
<p>SCHEMATIC DESIGN SET</p>			
<p>PROJECT NO. 091015</p>			
<p>DATE: 01/15/15</p>			
<p>DESIGNED BY: ADITYA CHOPRA</p>			
<p>CHECKED BY: ADITYA CHOPRA</p>			
<p>DATE: 01/15/15</p>			
<p>PROJECT NO. B68-NO: A103</p>			
<p>DATE: 01/15/15</p>			
<p>PROJECT: NORTH OFFICE BUILDING</p>			
<p>SHEET TITLE: LEVEL 3 FLOOR PLAN</p>			

GENERAL NOTES

1. REFER TO ALL GENERAL CONDITIONS FOR ALL WORK.
2. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL WORK.
3. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL WORK.
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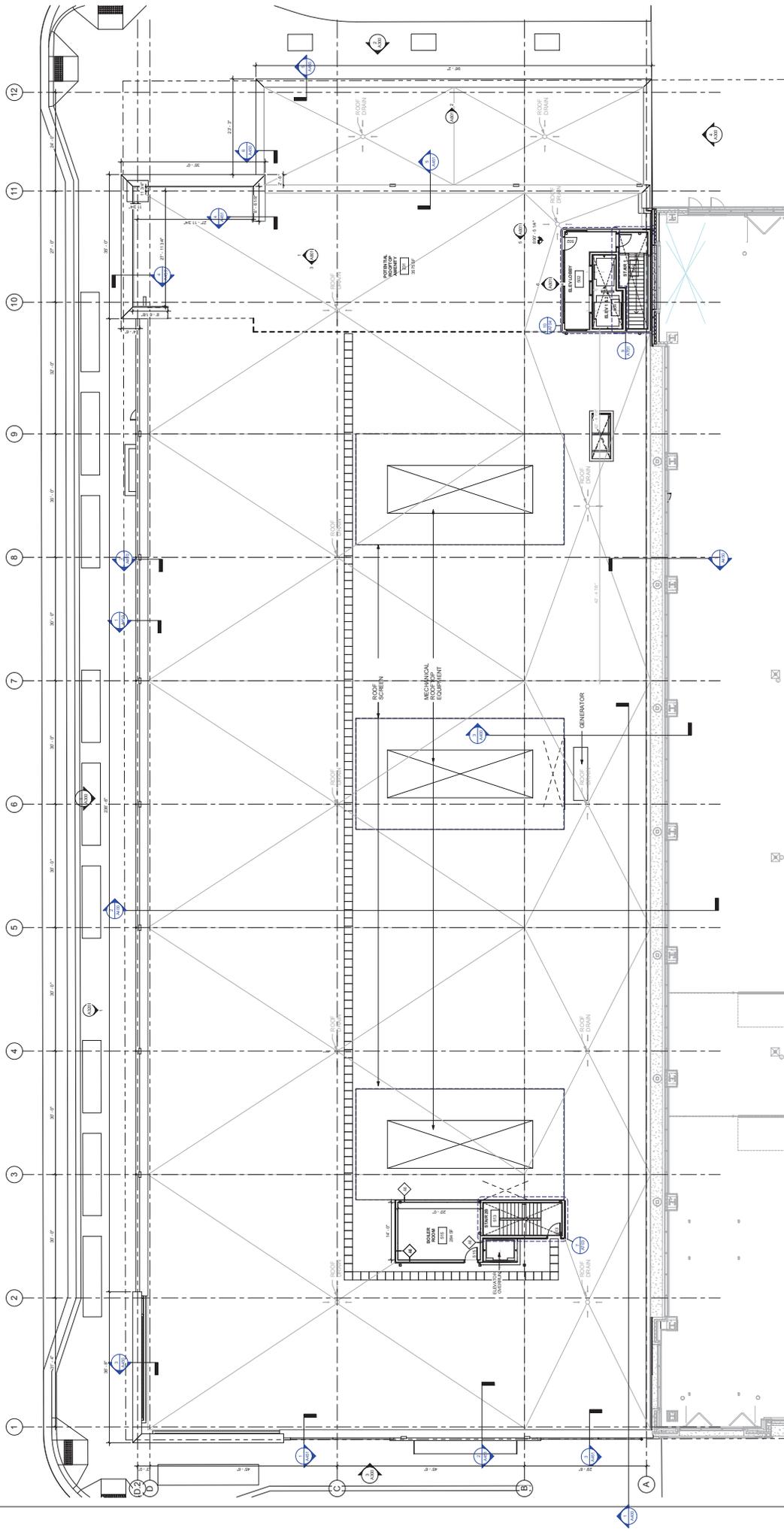
1/8" = 1'-0"

LEVEL 4 PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

<p>RYAN A.H., INC. 49 South Tenth Street, Suite 300 Minneapolis, MN 55402 612-462-4000 612-462-5000 fax WWW.RYANCOMPANIES.COM</p>				
<p>PROJECT NAME: BLOCK 68 - NORTH OFFICE BUILDING</p>				
<p>SCHEMATIC DESIGN SET</p>				
<p>PROJECT ADDRESS: 1000 W. WASHINGTON AVENUE, MINNEAPOLIS, MN</p>				
<p>ARCHITECT: RYAN A.H., INC.</p>				
<p>DATE: 11.20.2015</p>				
<p>PROJECT NO.: B68-NO. A.104</p>				
<p>DESIGNED BY: ANDY CHOPIN</p>				
<p>CHECKED BY: ANDY CHOPIN</p>				
<p>SCALE: 1/8" = 1'-0"</p>				
<p>DATE: 11.20.2015</p>				
<p>DESCRIPTION: NORTH OFFICE BUILDING</p>				
<p>SHEET TITLE: LEVEL 4 FLOOR PLAN</p>				
<p>PROJECT NO.: B68-NO. A.104</p>				

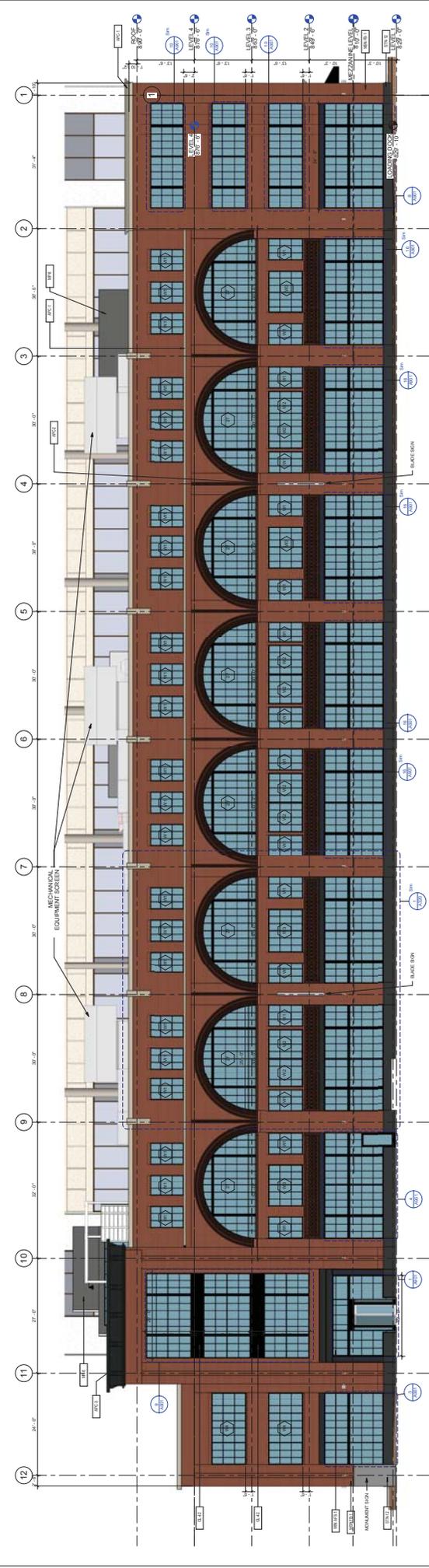
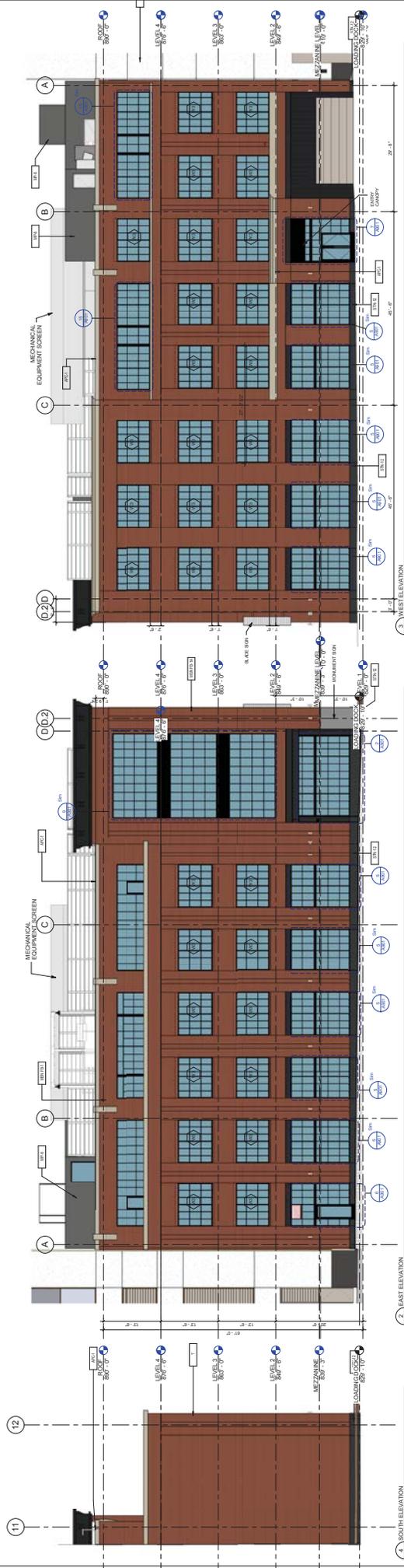
ROOF PLAN KEYNOTES	
	ROOF DOWN
	SECONDARY ROOF DOWN
	PARAPET WALL/LEAN ON ROOF



3'-ROOF PLAN
1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

	BLOCK 68 - NORTH OFFICE BUILDING SCHEMATIC DESIGN SET <small>04/2012</small>				
RYAN A/E/C, INC. 69 South Tower Street, Suite 300 Minneapolis, MN 55402 612-482-4000 / 412-482-4000 fax WWW.RYANCOMPANIES.COM					
PROJECT NO. 12-000000-0000 SHEET NO. B68-NO-A120 DATE: 04/2012 DESIGNER: RYAN A/E/C, INC. CHECKED BY: [Name] APPROVED BY: [Name]					
NORTH OFFICE BUILDING SHEET TITLE: ROOF PLAN B68-NO-A120					

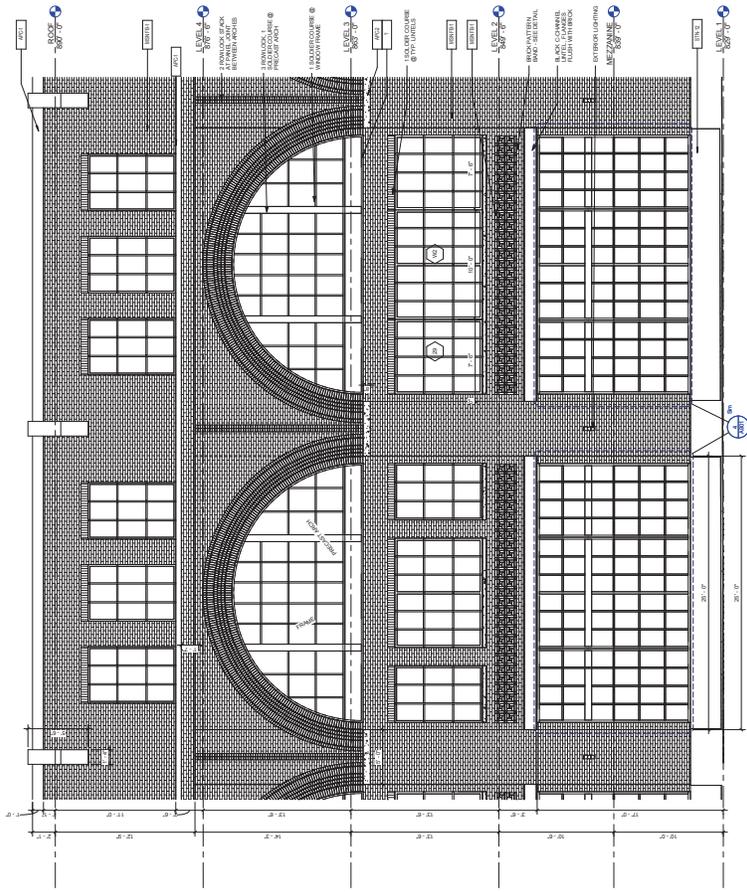


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PRELIMINARY - NOT FOR CONSTRUCTION

	<p style="text-align: center;">RYAN A/E, INC. 80 South Third Street, Suite 300 Minneapolis, MN 55402 612-492-4000 ext. 400 612-492-5000 fax www.ryancompanies.com</p>	<p style="text-align: center;">THE MILLWRIGHT BUILDING PROJECT NUMBER A300</p>	<p style="text-align: center;">SCHEMATIC DESIGN SET</p>
	<p style="text-align: center;">EGAN 3000 Hennepin Avenue Minneapolis, MN 55412 612-338-1000 www.egan.com</p>	<p style="text-align: center;">HERBERT 1000 Hennepin Avenue Minneapolis, MN 55412 612-338-1000 www.herbert.com</p>	<p style="text-align: center;">MASTER 1000 Hennepin Avenue Minneapolis, MN 55412 612-338-1000 www.master.com</p>
	<p style="text-align: center;">ERA 1000 Hennepin Avenue Minneapolis, MN 55412 612-338-1000 www.era.com</p>	<p style="text-align: center;">RYAN 80 South Third Street, Suite 300 Minneapolis, MN 55402 612-492-4000 ext. 400 612-492-5000 fax www.ryancompanies.com</p>	<p style="text-align: center;">THE MILLWRIGHT BUILDING PROJECT NUMBER A300</p>
	<p style="text-align: center;">AHERN 1000 Hennepin Avenue Minneapolis, MN 55412 612-338-1000 www.ahern.com</p>	<p style="text-align: center;">RYAN A/E, INC. 80 South Third Street, Suite 300 Minneapolis, MN 55402 612-492-4000 ext. 400 612-492-5000 fax www.ryancompanies.com</p>	<p style="text-align: center;">THE MILLWRIGHT BUILDING PROJECT NUMBER A300</p>

DATE: 11/20/2015
 DRAWN BY: JAC
 CHECKED BY: JAC
 PROJECT: THE MILLWRIGHT BUILDING
 SHEET: EXTERIOR ELEVATIONS



PRELIMINARY - NOT FOR CONSTRUCTION

NORTH OFFICE BUILDING
 SHEET TITLE
ENLARGED ELEVATIONS
 SHEET NO.
B68: NO. A320

DATE	DESCRIPTION	BY	CHKD BY
11.20.2015			

DESIGNED BY
 ARCHITECT
 PROJECT NO.
 DATE
 11.20.2015

BLOCK 68 - NORTH OFFICE BUILDING
 SCHEMATIC DESIGN SET
 11/20/15

RYAN A/E, INC.
 49 South Tenth Street, Suite 300
 Minneapolis, MN 55402
 612-462-4000 (4)
 612-462-3000 (4)
 WWW.RYANCOMPANIES.COM



DOWNTOWN EAST B68 NORTH OFFICE

RENDERING FROM PORTLAND AND 3RD



DOWNTOWN EAST B68 NORTH OFFICE

BUILDING LOBBY RENDERING



Site Photos

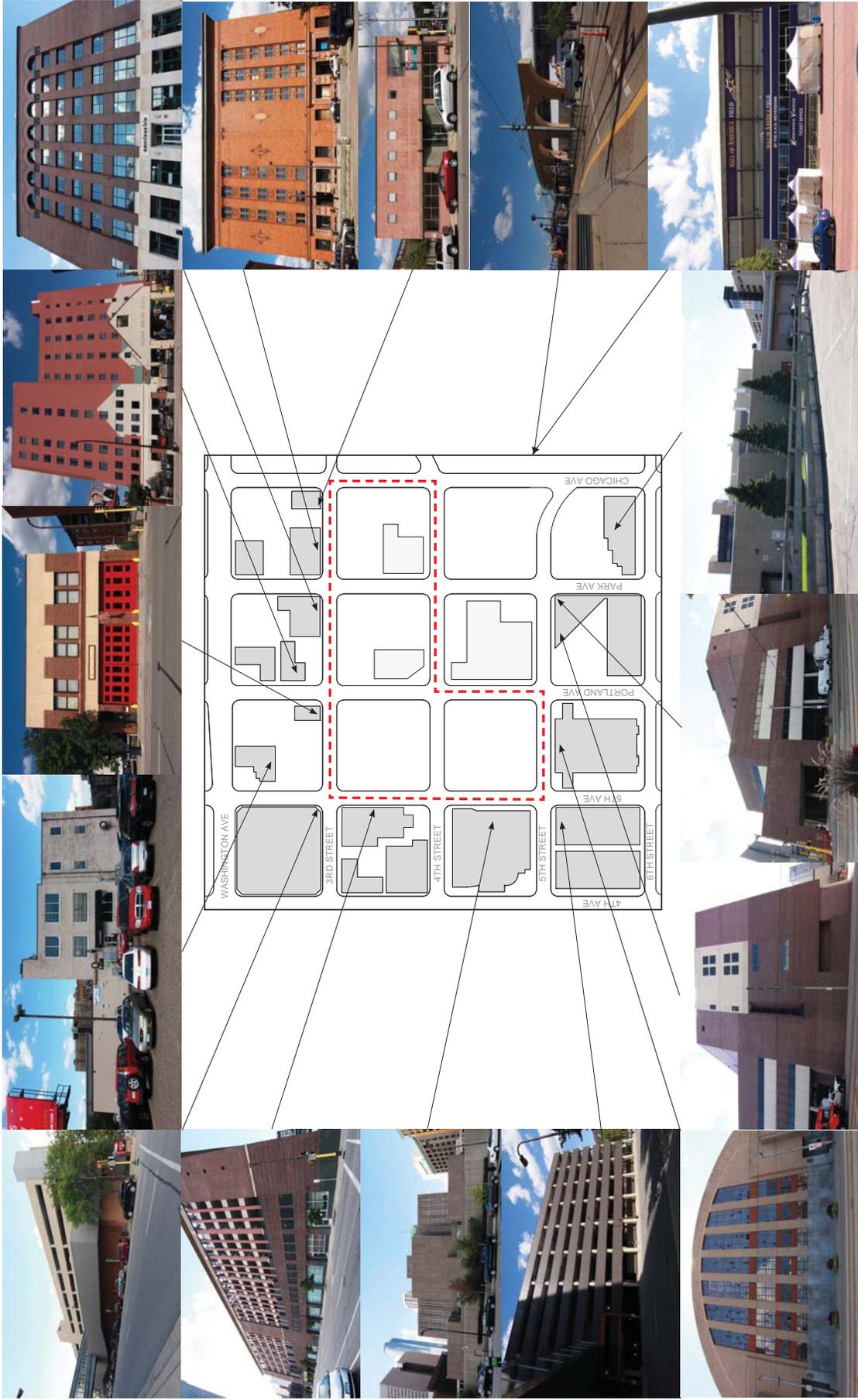
From Corner of 3rd Street and 5th Avenue



From Corner of 3rd Street and Portland Avenue



**DOWNTOWN EAST
SURROUNDING BUILDINGS**



WWW.RYANCOMPANIES.COM

RYAN COMPANIES US, INC.
50 South Tenth Street, Suite 300
Minneapolis, MN 55403-2012



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

November 23, 2015

City of Minneapolis - Ward 3
Attn: Councilmember Jacob Frey
350 S. 5th St., Room 307
Minneapolis, MN 55415

Downtown Minneapolis Neighborhood Assoc.
Attn: Nicholas Cichowicz, Board Chair
40 South 7th Street STE 212 PMB 172
Minneapolis, MN 55402

Re: Notice of Land Use Application for 513 3rd Street South

Dear Councilmember Frey and Board Chair Cichowicz:

This month, Ryan Companies is incredibly excited to submit plans for a new four story 170,000 sf office building that will be the next phase of the Downtown East project. This office building will be built on the vacant one acre parcel located north of the Wells Fargo tower on the same block. The development, which is designed to be a modern twist on a classic warehouse office building, will fill the balance of the site.

The purpose of this letter is to provide formal notice that Ryan Companies is submitting a Land Use Application for this Ryan owned parcel in Downtown East located at 513 3rd Street South. Our Land Use Application is requesting a Conditional Use Permit for Phase 3 of the Downtown East PUD, and it will include a Site Plan Review. Although Ryan's plan is consistent with approved uses in the area, because the development is in a PUD, a Conditional Use Permit is required.

We are grateful for all of your support in the development of the Downtown East project and our team is thrilled to be part of such a transformational project. Please feel free to reach out to me anytime if you have any questions.

Sincerely,

A handwritten signature in green ink that reads "Tony Barranco". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tony Barranco
Vice President of Development
50 South 10th Street, Suite 300
Minneapolis MN 55403
Phone: (612) 492-4339
Email: tony.barranco@ryancompanies.com