

**LAND USE APPLICATION SUMMARY**

*Property Location:* 510, 530, 550, 600, 620 and 640 4<sup>th</sup> Street South  
*Project Name:* Downtown East  
*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 construct a new hotel.  
*Required Applications:*

<b>Registered Land Survey</b>	To create different tracts for ownership purposes.
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**SITE DATA**

<b>Existing Zoning</b>	Block 68 (west block) – B4S-2, Downtown Service District and DP Downtown Parking Overlay District Block 69 (east block) - B4N, Downtown Neighborhood District and DP Downtown Parking Overlay District
<b>Lot Area</b>	Block 68 (west block) – 66,892 square feet – 1.54 acres Block 69 (east block) – 66,771 square feet – 1.53 acres
<b>Ward(s)</b>	3
<b>Neighborhood(s)</b>	Downtown East, adjacent to Elliot Park
<b>Designated Future Land Use</b>	Mixed Use
<b>Land Use Features</b>	Growth Center (Downtown)
<b>Small Area Plan(s)</b>	<u>Downtown East/North Loop Master Plan (2003)</u>

<b>Date Application Deemed Complete</b>	January 8, 2016	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	Not applicable	<b>End of 120-Day Decision Period</b>	May 7, 2016

## BACKGROUND

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

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The site is surrounded by office and commercial buildings, residential 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 has submitted a vertical Registered Land Survey (RLS). The applicant is proposing to vertically subdivide the two mixed-use buildings that are being constructed as part of Phase I (described below) in order to create different ownership tracts for leasing purposes.

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

**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 3<sup>rd</sup> Street, 5<sup>th</sup> Avenue South, South 4<sup>th</sup> Street and Park Avenue. This phase also includes an above ground parking garage located on the block between South 3<sup>rd</sup> Street, Park Avenue, South 4<sup>th</sup> Street and Chicago Avenue. There will be over 1,500 parking spaces in this garage. Skyways will connect the three new buildings to the existing Jerry Haaf parking garage, which connects to the extensive downtown skyway network, and the new Minnesota Multi-Purpose Stadium. The first phase also includes a residential development on the western one-third of the block bounded by South 4<sup>th</sup> Street, 5<sup>th</sup> Avenue South, South 5<sup>th</sup> Street and Portland Avenue. 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 3<sup>rd</sup> Street, Portland Avenue, South 4<sup>th</sup> 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 3<sup>rd</sup> Street, Portland Avenue, South 4<sup>th</sup> Street and Park Avenue and the block bounded by South 4<sup>th</sup> Street, Portland Avenue, 5<sup>th</sup> 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.

**Phase IV.** The fourth phase of the PUD involves the construction of 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

5<sup>th</sup> 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.

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

## ANALYSIS

### REGISTERED LAND SURVEY

The Department of Community Planning and Economic Development has analyzed the application for a Registered Land Survey based on the following findings:

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

The applicant is proposing to vertically subdivide the proposed buildings into different tracts for ownership purposes. Individual lots within PUD's are exempt from the public street frontage requirement of section 598.230 and the design requirements of sections 598.240 and 598.250. The subdivision is in conformance with the design requirements of the land subdivision regulations.

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

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

The applicant will be filing a Reciprocal Easement Agreement that addresses the relationship and rights of the owners of the tracts within the subdivision related to common area, access, maintenance and taxes.

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

The applicant will be filing a Reciprocal Easement Agreement that addresses the relationship and rights of the owners of the tracts within the subdivision related to common area, access, maintenance and taxes.

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

The applicant will be filing a Reciprocal Easement Agreement that addresses the relationship and rights of the owners of the tracts within the subdivision related to common area, access, maintenance and taxes.

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

The applicant will be filing a Reciprocal Easement Agreement that addresses the relationship and rights of the owners of the tracts within the subdivision related to common area, access, maintenance and taxes.

- e. *A requirement that any disposition of any of the common property situated within the planned unit development shall not be made without the prior approval of the Planning Commission.*

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

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

The proposed subdivision will allow for proposed and future redevelopment of the site. Surrounding uses include office and commercial buildings, residential developments of varying densities, the US Bank Stadium and structured and surface parking lots. 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

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

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

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

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

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

The Surface Water and Sewers Division of the Public Works Department have reviewed and approved the drainage and sanitary system plans for this development.

## **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 510, 530, 550, 600, 620 and 640 4<sup>th</sup> Street South.

Recommended motion: **Approve** the Registered Land Survey, subject to the following conditions:

1. The Reciprocal Easement Agreement shall be recorded with Hennepin County.
2. This RLS creates tracts that, if separately redeveloped, would not meet the requirements of the zoning and subdivision ordinance for lot frontage on a public street. Approval of this RLS does not constitute approval for the separate redevelopment of any tract if such tract does not comply with applicable subdivision ordinances.

## ATTACHMENTS

1. Project description
2. Findings submitted by applicant
3. RLS
4. Correspondence

## OVERALL PROJECT

*Blocks 68 & 69*

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

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

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

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

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

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

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

## OFFICE TOWERS

*Blocks 68 & 69*

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

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

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

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

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

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

## RESIDENTIAL

*Blocks 68, 69 & 75*

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

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

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

## PARKING RAMP

*Block 70*

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

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

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



**TO** Hilary Dvorak  
**DATE** 01/08/2016  
**FROM** Ryan Companies US, Inc.  
**SUBJECT** Preliminary Subdivision Application  
**CC** Mike Ryan  
Judy Hermanson  
Tony Barranco  
Michael Williams

**Plats and Registered Land Surveys Required Findings:**

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

**The subdivision is consistent with the applicable zoning ordinance regulations, and general land use, housing, economic development, environment, open space and parks, and urban design policies of the comprehensive plan.**

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

**The Vertical Registered Land Survey on the mixed use block is necessary to obtain separate lease areas for the various tenants. The subdivision of the block will not be injurious to the use and enjoyment of the surrounding land uses. The travel demand management plan confirms that the traffic congestion on public streets will be acceptable without any additional mitigation measures.**

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

**The property is located within Zone X per the current FEMA flood map. The high water table is located at an average level of 17' below the current surface elevations with the average depth to bedrock of 20'. Soil contamination will be remedied to MPCA commercial standards.**



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

**The lot arrangements had been submitted to the plan review department to ensure building permits were secured.**

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

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

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

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

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

I, Michael R. Williams, hereby certify that, in accordance with the provisions of Minnesota Statutes, Section 508.47, I have surveyed the following described property situated in the County of Hennepin, State of Minnesota:

Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, R, S, T, U, V, W, X, Y, Z, AND AA, REGISTERED LAND SURVEY NO. 1832.

AND

TRACTS A, B AND C, REGISTERED LAND SURVEY NO. 1839.

I hereby certify that this REGISTERED LAND SURVEY was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota and that this REGISTERED LAND SURVEY is a correct representation of said parcel of land. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

**MINNEAPOLIS, MINNESOTA**

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

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

**MINNEAPOLIS, MINNESOTA**

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

**CITY CLERK OF MINNEAPOLIS, MINNESOTA**

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

RESIDENT AND REAL ESTATE SERVICES,  
Hennepin County, Minnesota

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

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

SURVEY DIVISION,  
Hennepin County, Minnesota

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

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

REGISTRAR OF TITLES,  
Hennepin County, Minnesota

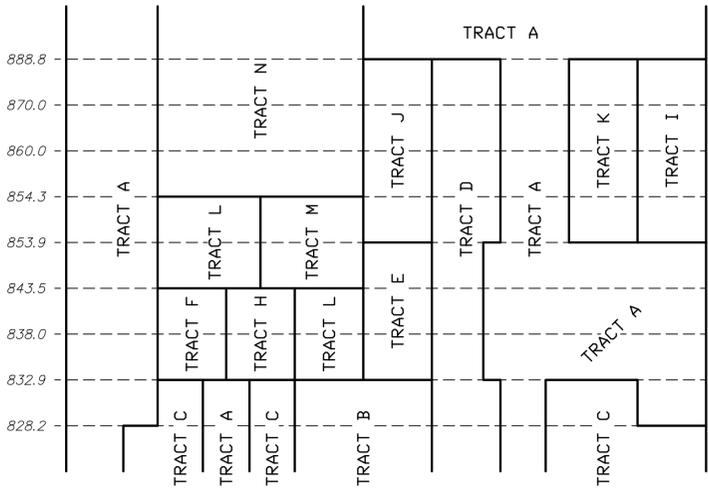
I hereby certify that the within REGISTERED LAND SURVEY NO. \_\_\_\_\_ was filed in this office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ .M.

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

## ELEVATION VIEW

NO SCALE

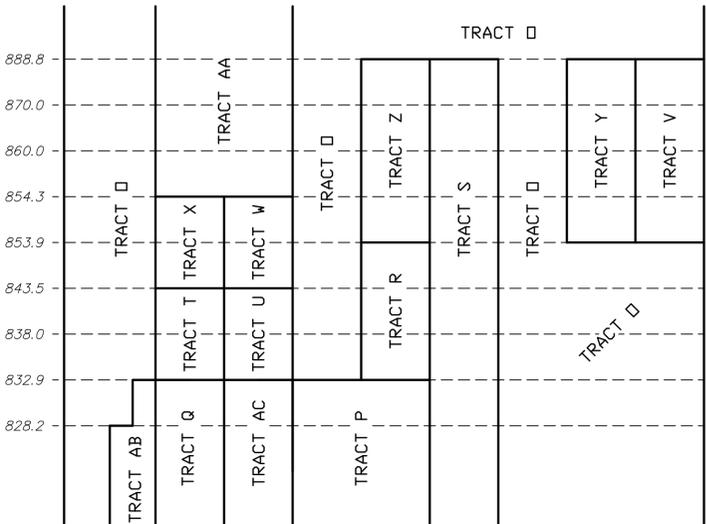
THIS DETAIL DOES NOT PURPORT TO SHOW ALL HORIZONTAL RELATIONSHIPS



## ELEVATION VIEW

NO SCALE

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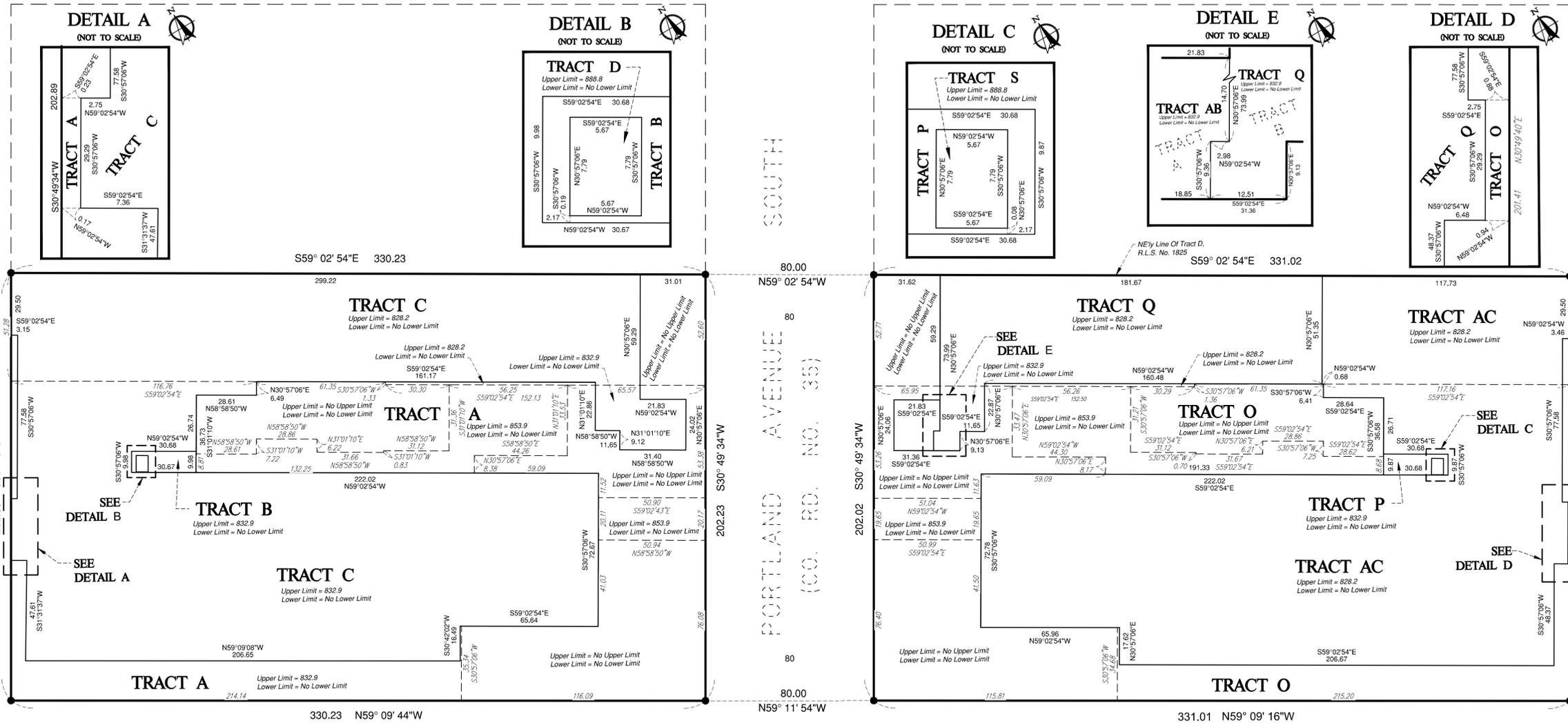


# REGISTERED LAND SURVEY NO. \_\_\_\_\_

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

80 3RD STREET 80 SOUTH 80

HYDRANT BENCHMARK



SOUTH AVENUE

SOUTH

PORTLAND AVENUE (CO. RD. NO. 35)

SOUTH

PARK AVENUE (CO. RD. NO. 33)

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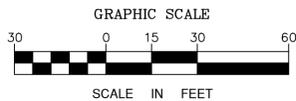
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**LEGEND**

- DENOTES FOUND PK NAIL
- ⊕ HYDRANT



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

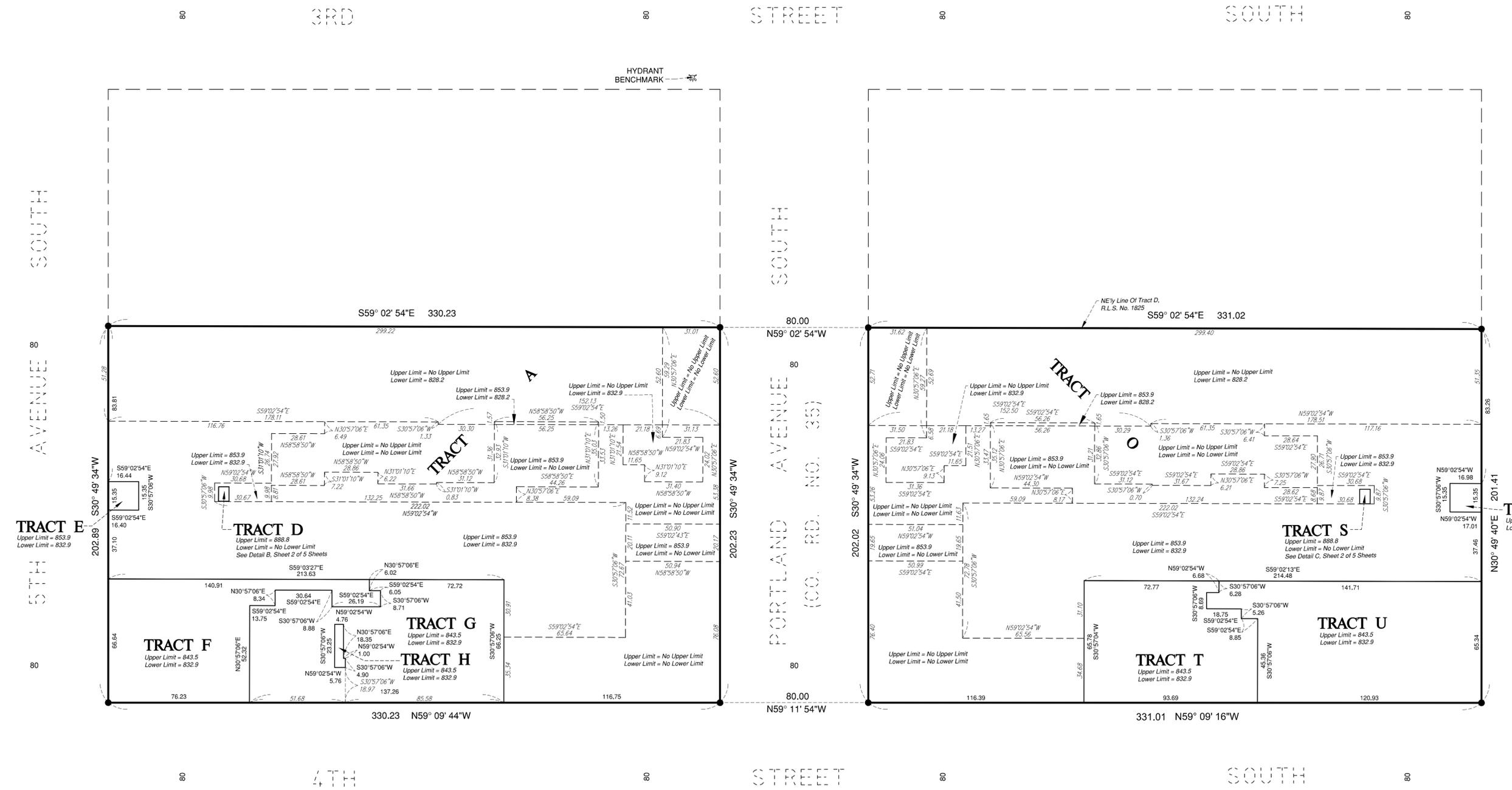
ELEVATIONS SHOWN ARE IN FEET AND TENTHS OF A FOOT.

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

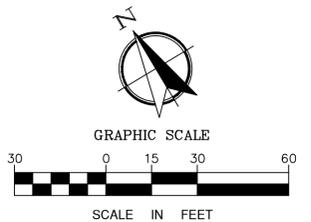


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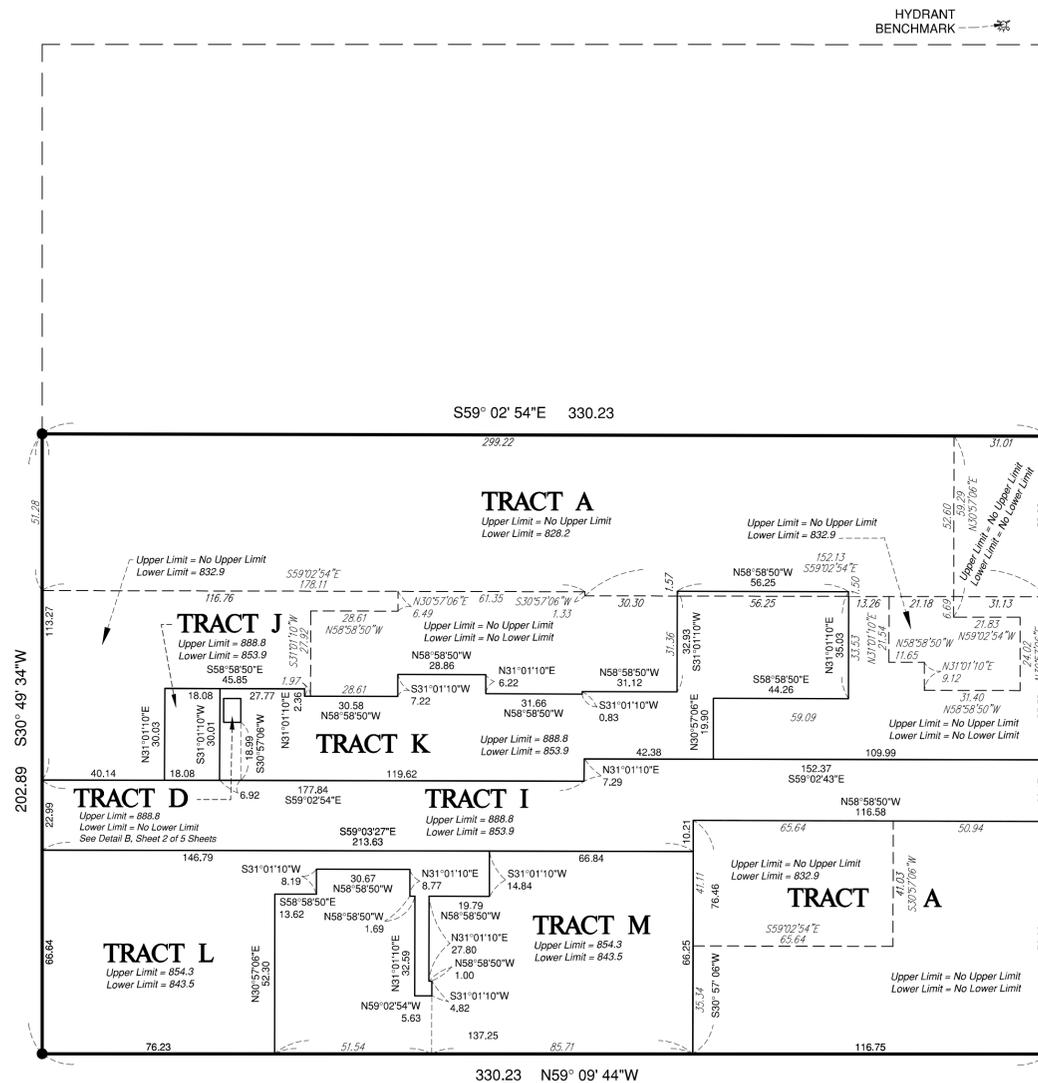
R.T. DOC. NO. \_\_\_\_\_

80 3RD STREET 80 80 SOUTH 80

80 AVENUE SOUTH

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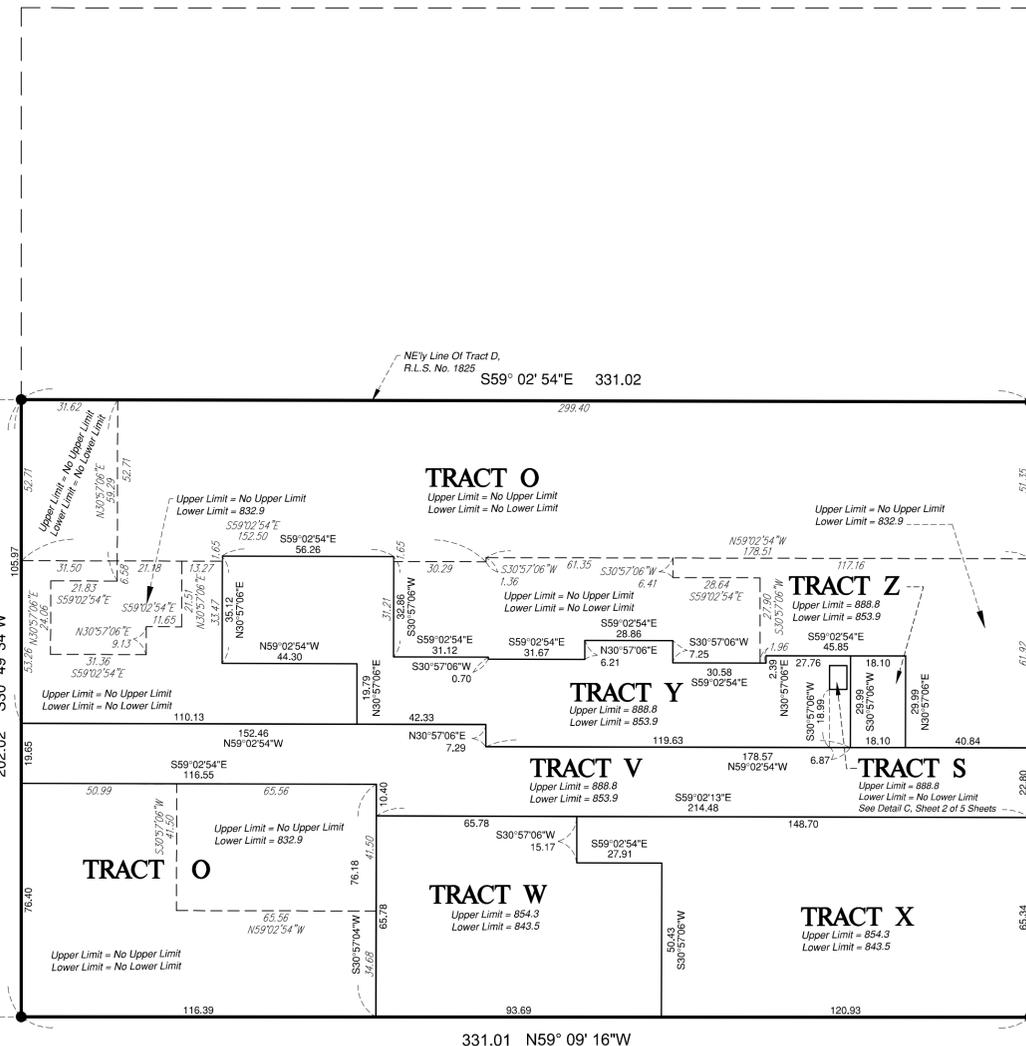


80 STREET 80

80 SOUTH AVENUE (CO. RD. NO. 35)

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80 STREET 80



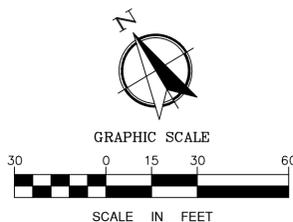
80 SOUTH AVENUE (CO. RD. NO. 33)

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80 STREET 80

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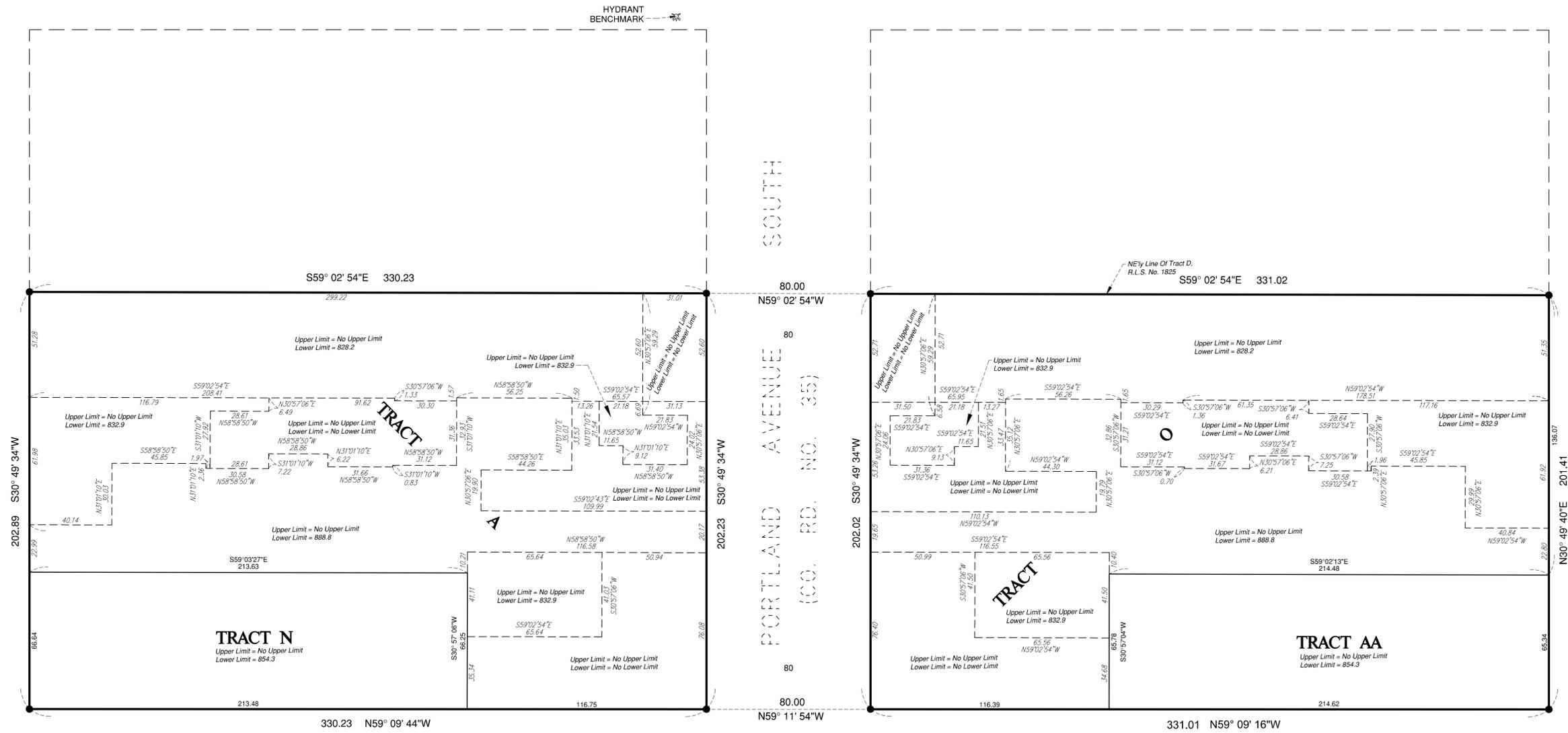
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SOUTH AVENUE

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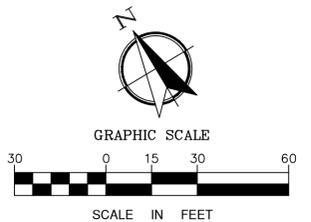
SOUTH AVENUE

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PORTLAND AVENUE (CO. RD. NO. 35)

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ELEVATION = 832.03 FEET (NGVD 29)



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*

January 8, 2016

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 Subdivision Application for Vertical Registered Land Survey for Downtown East Development**

Dear Councilmember Frey and Board Chair Cichowicz:

This month, Ryan Companies has formally submitted an application for the Subdivision of parcels in the Downtown East development. Specifically, we are making an application for the approval of a Vertical Registered Land Survey of the tracts that make up the Wells Fargo Towers, the 550 Tower and the 600 Tower, as well as the tracts that make up the residential and retail components on blocks 68 and 69. There are no physical changes proposed with this application as this is simply a procedural splitting of the buildings into their ownership tracts. As part of our application for the VRLS, we are required to provide notice to the DMNA and to the Ward 3 office.

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 black ink that reads "Tony Barranco". The signature is fluid and cursive.

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