CPED STAFF REPORT

Prepared for the City Planning Commission
CPC Agenda Item #8
July 20, 2015
BZZ-7225 and RLS-79

LAND USE APPLICATION SUMMARY

Property Location: 609 3rd Street South

Project Name: Downtown East Phase II – Radisson Red

Prepared By: Hilary Dvorak, Principal Planner, (612) 673-2639

Applicant: Carlson Rezidor Hotel Group

Project Contact: Carl Runck with Ryan Companies US, Inc.

Request: To construct a new hotel.

Required Applications:

Conditional Use Permit for a Planned Unit Development	For Phase II of a Planned Unit Development (PUD).
Conditional Use Permit	To allow a surface parking lot in the DP Downtown Parking Overlay District.
Site Plan Review	For a new 5-story, approximately 88,161 square foot hotel.
Registered Land Survey	To re-divide the exiting tracts within the building.

SITE DATA

Existing Zoning	B4N Downtown Neighborhood District DP Downtown Parking Overlay District
Lot Area	42,574 square feet / 1.00 acre
Ward(s)	3
Neighborhood(s)	Downtown East
Designated Future Land Use	Mixed Use
Land Use Features	Growth Center (Downtown)
Small Area Plan(s)	*Historic Mills District Plan* (1998) *Downtown East/North Loop Master Plan* (2003)

Date Application Deemed Complete	June 24, 2015	**Date Extension Letter Sent**	Not applicable
End of 60-Day Decision Period	August 23, 2015	**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 3rd Street South, Portland Avenue South, 4th Street South and Park 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 a Radisson Red Hotel. 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 also be approximately 7,200 square feet of additional commercial space not associated with the hotel on the ground-floor. The applicant is proposing to construct a 13-space surface parking lot towards the south side of the building. In addition, the hotel will have access to 19 parking spaces located in the adjacent mixed-use building. A tunnel will be constructed between the two buildings.

As part of this application the north wall of the adjacent mixed-use building needs to be redesigned. When Phase I of the PUD was approved it was assumed that whatever was going to be constructed on this site would abut the mixed-use building. Therefore, the lower portion of the mixed-use building is a long blank concrete panel wall. The applicant is proposing to add stucco columns that would continue the columns on the upper portion of the building to the ground, paint the concrete between the columns and add green screens to the painted areas for vines to grow on.

The City of Minneapolis Public Works Department is in the process of implementing the East Downtown Pedestrian Realm Augmentation Study. The study area covers the blocks generally between Washington Avenue South, Chicago Avenue South, 5th Street South and 5th Avenue South. The overall goals of the plan are to reduce roadway width, increase sidewalk widths and add dedicated bike lanes where feasible. Two different site plans were submitted for this development project; one shows the streets as they are today and one shows the streets as they will be designed in the East Downtown Pedestrian Realm Augmentation Study. As the study moves forward through the design stages there may be small changes made to the applicant's streetscape plan.

RELATED APPROVALS. In November of 2013, the Planning Commission approved a conditional use permit, site plan review and a Registered Land Survey for Phase 1 of the Downtown East PUD (BZZ-6309 and RLS-71). The PUD is located on 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 South and the two additional blocks are bounded by South 4th Street, 5th Avenue South, South 5th Street, and Park Avenue.

The first phase of the PUD is currently under construction. The first phase includes two mixed-use buildings including office space, ground level and skyway level commercial space, residential units and enclosed loading and parking areas. The two buildings will be mirror images of one another and will be built between South 3rd Street, 5th Avenue South, South 4th Street and Park Avenue. Per the zoning code, the overall height of these buildings will be 23 stories or 300 feet six inches. 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. The parking garage will be seven stories in height. 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 US Bank 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 South. This building will be seven stories in height. A park will be constructed on the remainder of this block and the block bounded by South 4th Street, Portland Avenue South, 5th Avenue South, and Park Avenue. This is the park commonly referred to as The Commons.

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. 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

CONDITIONAL USE PERMIT - PLANNED UNIT DEVELOPMENT

The Department of Community Planning and Economic Development has analyzed the application to allow Phase II 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 II of a PUD that includes a hotel with additional ground floor commercial space 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. The development will provide activity on the site at all hours of the day which will improve the overall area.

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 II of a PUD that includes a hotel with additional ground floor commercial space 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 B4N zoning district. The applicant is proposing to construct a 13-space surface parking lot towards the south side of the building. In addition, the hotel will have access to 19 parking spaces located in the adjacent mixed-use building. A tunnel will be constructed between the two buildings.

   The loading space requirement for the development is two large spaces (12 feet by 50 feet). There will be a total of one large loading space and one small loading space provided on the site. The applicant is seeking an exception to the loading space requirement through the PUD.

   The minimum bicycle parking requirement for the development is four spaces. The applicant has indicated that there will be six bicycle parking spaces provided on the site.

   Being located in downtown Minneapolis, there are several transit options available for the hotel guests, employees and customers 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 South and 4th Street South. 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 1.13: Support high density development near transit stations in ways that encourage transit use and contribute to interesting and vibrant places.

   1.13.1 Encourage pedestrian-oriented services and retail uses as part of higher density development near transit stations.

   1.13.3 Discourage uses that diminish the transit and pedestrian character of areas around transit stations, such as automobile services, surface parking lots, and drive-through facilities.

   1.13.5 Concentrate highest densities and mixed use development adjacent to the transit station and along connecting corridors served by bus.

1.13.6 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 1.15: Support development of Growth Centers as locations for concentration of jobs and housing, and supporting services.

1.15.1 Support development of Growth Centers through planning efforts to guide decisions and prioritize investments in these areas.

1.15.2 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 B4N Downtown Neighborhood 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:

On-premise signs.

Signs are subject to the requirements of Chapter 543, On-Premise Signs. In the B4N 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 zoning code allows one roof sign that faces a public street on a zoning lot. The following standards apply to roof signs:

- Signs shall be located on buildings that are less than six stories and 84 feet in height.
- Signs shall be internally illuminated or non-illuminated individual letters and/or logo permanently affixed and attached to the parapet wall or building roof and shall face a public street. Roof signs shall not extend outward more than six inches from the structure.
- Signs shall not be located more than five feet from the face of the primary building wall.
- Signs shall be included in the calculation of the total permitted sign area allowed on the primary building wall facing the same street frontage.
- A roof sign may have a vertical dimension of two feet per story, but not more than a total of five feet, above the roof line of a flat roofed building, or the parapet wall, whichever is greater.
- Between sunrise and sunset the maximum luminance shall be 5,000 nits and between sunset and sunrise the maximum luminance shall be 500 nits.

The applicant is proposing to have seven wall signs and one roof sign on the building. All of the signs meet the dimensional requirements of the zoning code except two of the wall signs. The wall signs

located on the east and west sides of the building are located more than 28 feet above grade. Both of these signs are located between 56 and 58 feet above grade. The applicant is proposing five points worth of amenities to allow for this exception to the zoning code.

At this time there are no specific sign details. Given this, CPED is not able to evaluate the signs for compliance with the sign adjustment findings. CPED is recommending that the applicant submit a conditional use permit application for an amendment to the PUD for signs that includes a master sign plan for this phase of the PUD, when there are specific sign plans available.

Off-street parking and loading.

The loading space requirement for the development is two large spaces (12 feet by 50 feet). There will be a total of one large loading space and one small loading space provided on the site. The applicant is seeking an exception to the loading space requirement through the PUD. Both of the loading spaces will be located on the south side of the building. The applicant is not required to provide amenity points for this exception to the zoning code.

Phasing plan. *[List the phases, compliance dates, and the exceptions and amenities in each phase, or indicate that the development modifies an existing PUD.]*

Phase	Approval Date	Alternative	Amenity
Phase I	November 12, 2013	• Establishment of the PUD • Building height • On-premise signs	• 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

B. 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.*

   A hotel 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.

   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.*

There will be a total of 32 parking spaces provided for the hotel. The applicant believes that this will be more than enough parking. The applicant thinks that the majority of the guests will arrive via light rail. The Downtown East Station is located at Chicago Avenue South and 4th Street South which is within walking distance of the site. The applicant will also be providing six bicycle racks for those who bike to the site.

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.

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 five-story building will be similar to other buildings in the surrounding area, which range between two and 23 stories in height. The exterior of the building will be clad in metal. Buildings in the surrounding area are made out of brick, stone, concrete and metal. The new building will complement the existing buildings.

The surface parking area will be located towards the interior of the site. It will be located between the proposed building and the mixed-use building to the south. Landscaping will screen the parking area from the adjacent streets and sidewalks.

As part of this application the north wall of the adjacent mixed-use building needs to be redesigned. When Phase I of the PUD was approved it was assumed that whatever was going to be constructed on this site would abut the mixed-use building. Therefore, the lower portion of the mixed-use building is a long blank concrete panel wall. The applicant is proposing to add stucco columns that would continue the columns on the upper portion of the building to the ground, paint the concrete between the columns and add green screens to the painted areas for vines to grow on. The applicant is proposing to use a variety of vines for color and height variation. The applicant is also proposing to plant a series of trees in front of the wall on the west side of the block. On the east side of the block, a one-story building will be constructed that will cover the access drive to the underground parking garage that is located beneath the mixed-use building. The building will be clad in metal that will compliment both the mixed-use building and the proposed hotel.

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. People Serving People, an existing shelter, and the American Trio Building, an existing mixed-use residential and commercial building, are located across South 4th Street from the development. The public street functions as a transition area.

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 applicant has submitted a Registered Land Survey (RLS) as part of the development applications. The RLS will further subdivide existing tracks of land for ownership purposes.

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow a surface parking lot in the DP Downtown Parking Overlay District 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 a 13-space surface parking lot will not be detrimental to or endanger the public health, safety, comfort or general welfare. Prior to the development of Phase I of the PUD, the entire site was utilized as 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 a 13-space surface parking lot 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 surface parking area will be located towards the interior of the site. It will be located between the proposed building and the mixed-use building to the south. Landscaping will screen the parking area from the adjacent streets and sidewalks.

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.

The parking area will be accessed via a one-way drive aisle that leads from Portland Avenue South to Park Avenue. The access drive will be 15 feet in width. Stormwater runoff will be captured in an underground infiltration system located beneath the parking lot.

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

   The 13 parking spaces will provide short-term parking for those hotel guests who arrive via a car. Having some on-site surface parking will provide an area for guests to load and unload their vehicles without causing congestion in the public streets.

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

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

   Transportation Policy 2.6: Manage the role and impact of automobiles in a multi-modal transportation system.

   2.6.1 Encourage the implementation of Travel Demand Management (TDM) plans and programs that identify opportunities for reducing the generation of new vehicle trips from large developments.

   Transportation Policy 2.8: Balance the demand for parking with objectives for improving the environment for transit, walking and bicycling, while supporting the city's business community.

   2.8.1 Implement off-street parking regulations which provide a certain number of parking spaces for nearby uses, while still maintaining an environment that encourages bicycle, pedestrian, and transit travel.

   2.8.2 Design and implement incentives for shared parking and on-site car sharing programs, as well as carpooling and vanpooling.

   2.8.5 Continue to prohibit new commercial surface parking lots and to restrict the size of accessory surface parking lots in Downtown.

   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.

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 B4N Downtown Neighborhood District and the DP Downtown Parking Overlay District.

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 – ***Requires alternative compliance***

- The proposed building will reinforce the street wall along 3rd Street South, maximize natural surveillance and visibility and facilitate pedestrian access and circulation. The building will be located close to the front property line, there will be a principal entrance at street level that can be accessed by hotel guests, employees and customers, and there will be outdoor seating areas on both the east and west sides of the building and large windows on all sides of the building that maximize the opportunities for people to observe adjacent spaces and the public sidewalks. However, the building will not reinforce the street wall along Park Avenue or Portland Avenue South as the building will be set back 16 feet from Park Avenue and 19 feet from Portland Avenue South. Alternative compliance is required.
- The required front yard setback requirement along 3rd Street South, Park Avenue and Portland Avenue South is zero feet. The building will be located between zero and eight feet from 3rd Street South, 16 feet from Park Avenue and 19 feet from Portland Avenue South. Alternative compliance is required.
- The areas between the building and the front and corner side property lines will contain landscaping and seating.
- The principal entrance to the building will be located along 3rd Street South. There will be additional entrances into the hotel located on the south side of the building. The commercial space on the ground floor will also have entrances facing 3rd Street South.
- The applicant is proposing to construct a 13-space surface parking lot towards the south side of the building. In addition, the hotel will have access to 19 parking spaces located in the adjacent mixed-use building. A tunnel will be constructed between the two buildings.
- The building wall along 3rd Street South is approximately 295 feet in length. The design intent is to not break up the building into smaller identifiable sections. The building has been designed using a simple pallet of materials, different storefront windows on the ground floor of the building, punched openings on the upper levels of the building arranged in a uniform pattern, red walls around the entrance, awnings over the ground floor commercial windows and an inverted U-shaped frame around the entire front façade. Alternative compliance is required.
- There are no areas of the building that are not over 25 feet in length and void of windows, entries, recesses or projections, or other architectural elements.
- The exterior materials of the building will include brick and metal. The sides and rear of the building will be similar to and compatible with the front of the building.
- Plain face concrete block is not being proposed as an exterior building material.
- The ground floor windows on all sides of the building and the windows on the upper floors of the building facing Park Avenue and Portland Avenue South will be vertical in nature and evenly spaced across the building walls. However, the windows on the upper levels of the building facing 3rd Street South and the parking lot will be horizontal in nature but they will be evenly spaced across the building walls. Alternative compliance is required. The minimum window percentages on all sides of the building are being met. See **Table 1**.
- The entire ground floor of the building facing 3rd Street South and Park Avenue contains active functions. However, 68 percent of the ground floor of the building facing Portland Avenue South contains active functions. Alternative compliance is required.
- The principal roof line of the building will be flat which is the predominate roof type in the area.

Table 1. Percentage of Windows Required for Elevations Facing a Public Street, Sidewalk, Pathway, or On-Site Parking

	Code Requirement		Proposed	
Nonresidential Uses				
1st Floor facing 3rd Street South	30% minimum	708 sq. ft.	86%	2,040 sq. ft.
2nd Floor and Above facing 3rd Street South	10% minimum	295 sq. ft.	37%	1,104 sq. ft.
1st Floor facing Park Avenue	30% minimum	149 sq. ft.	76%	376 sq. ft.
2nd Floor and Above facing Park Avenue	10% minimum	62 sq. ft.	15%	90 sq. ft.
1st Floor facing Portland Avenue South	30% minimum	170 sq. ft.	64%	364 sq. ft.
2nd Floor and Above facing Portland Avenue South	10% minimum	62 sq. ft.	15%	90 sq. ft.
1st Floor facing the parking lot	30% minimum	708 sq. ft.	57%	1,352 sq. ft.
2nd Floor and facing the parking lot	10% minimum	295 sq. ft.	37%	1,104 sq. ft.

Access and Circulation – ***Meets requirements***

- All of the entryways are connected directly to the public sidewalk and a walkway connects the rear entrance to the on-site parking area. However, a portion of the walkway between Park Avenue and the rear entrance is blocked by landscaping. CPED is recommending that the landscaping be removed so pedestrians can walk from Park Avenue into the hotel without having to use the drive aisle.
- There is no transit shelter proposed as part of this development.
- The applicant is proposing to construct a 13-space surface parking lot towards the south side of the building. In addition, the hotel will have access to 19 parking spaces located in the adjacent mixed-use building. A tunnel will be constructed between the two buildings. The surface parking area will be accessed via a one-way drive aisle that leads from Portland Avenue South to Park Avenue. The access drive will be 15 feet in width. When Phase I of the PUD was approved, the adjacent mixed-use building had one curb cut on Park Avenue and one curb cut on Portland Avenue South. As the design of the mixed-use building progressed, the enclosed parking was moved from above ground to underground. This change resulted in a second curb cut along Portland Avenue South. As a result, there will be three curb cuts on Portland Avenue South. The applicant has worked with Public Works to space out the individual curb cuts to obtain as much sidewalk space between them as possible.
- The site does not have access to a public alley.
- There is no maximum impervious surface requirement in the B4N zoning district. According to the materials submitted by the applicant 90 percent of the site will be impervious.

Landscaping and Screening – ***Meets requirements***

- This site is exempt from the general landscaping and screening requirements of Chapter 530, Site Plan Review as the site is located in the B4N zoning district and the building is larger than 50,000 square feet.
- The applicant is proposing to provide 46 trees, 116 shrubs, 202 grasses and 61 vines on the site. The applicant is also proposing to provide landscaping in the public right-of-way including 15 canopy trees and rain garden plants.
- The zoning code requires that a seven-foot wide landscaped yard be provided when a parking or loading facility is fronting along a public street, public sidewalk or public pathway. A landscaped yard is required along Park Avenue and Portland Avenue South. The applicant is proposing to provide landscaped yards wider than seven feet wide along both street frontages.
- Screening three feet in height and 60 percent opaque is required when a parking or loading facility is fronting along a public street, public sidewalk or public pathway. Along both Park Avenue and Portland Avenue South there will be canopy trees, evergreen shrubs and ornamental grasses provided in the landscaped yards to help screen the parking area from the public streets.
- Not less than one tree shall be provided for every 25 linear feet of parking lot frontage. The parking lot has 12 feet of frontage along Park Avenue and 47 feet of frontage along Portland Avenue South. One tree is required along Park Avenue and two trees are required along Portland Avenue South. There will be five trees along Park Avenue and 18 trees along Portland Avenue South.
- In parking lots of 10 spaces or more, no parking space shall be located more than 50 feet from an on-site deciduous tree. All of the parking spaces will be located within 50 feet of an on-site deciduous tree.
- Tree islands in parking lots must have a minimum width of seven feet in any direction. There are no tree islands provided in the parking lot.

Table 2. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	42,574 sq. ft.
Building footprint	--	18,545 sq. ft.
Remaining Lot Area	--	24,029 sq. ft.
Landscaping Required	0 sq. ft.	4,173 sq. ft.
Canopy Trees (1: 500 sq. ft.)	0 trees	46 trees
Shrubs (1: 100 sq. ft.)	0 shrubs	116 shrubs

Additional Standards – ***Meets requirements***

- The parking area will be defined with six-inch by six-inch concrete curbing. The applicant is incorporating on-site retention and filtration. Stormwater runoff will be captured in an underground infiltration system located beneath the parking lot.
- The site is neither historically designated nor located in a historic district. However, there are a number of both locally and nationally designated properties in the vicinity of the PUD including the Minneapolis Armory (500 South 6th Street), Minneapolis City Hall (350 South 5th Street), the Grain Exchange Building (400-412 South 4th Street), the Northern Implement Co. building (616 South 3rd Street) and the Advanced Thresher/Emerson Newton Plow Co. building (700-08 South 3rd Street). There are also two historic districts located within one-half mile of the PUD. These are the Saint Anthony Falls Historic District to the north and the South Ninth Street Historic District to the

south. The proposed hotel, at only five stories in height, will not block view of important elements of the city.

- A shadow study was done that depicts shadowing impacts at 9 am, 12 noon and 3 pm on April 30th, July 4th and December 25th. The shadow study indicates that there will be shadows cast on the American Trio residential building at different times of the year; however, the shadowing impacts should not be significant given that the building is only five stories in height in a downtown context, immediately to the north of a substantially taller building. There are no significant public spaces in the area that will be shadowed by the proposed building.
- The building has been designed with an inverted U-shaped frame around the entire front façade and awnings over the ground floor commercial windows which should help minimize wind effects on the surrounding area.
- The site plan complies with crime prevention design elements as the entrance is oriented towards the public sidewalk, walkways direct people to and from the building entrances, there will be large windows on all sides of the building that maximize the opportunities for people to observe adjacent spaces and the public sidewalks, there will be lights located near all of the building entrances and in the parking lot.
- This site is neither historically designated nor located in a historic district.

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

The proposed use is *conditional* in the B4N District.

Off-street Parking and Loading – ***Meets requirements***

Table 3. Vehicle Parking Requirements Per Use (Chapter 541)

	Minimum Vehicle Parking	Applicable Reductions	Total Minimum Requirement	Maximum Parking Allowed	Proposed
Hotel	0	--	0	164	32
Retail Sales and Services	0	--	0	14	
Total	**0**	**--**	**0**	**164**	**32**

Table 4. Bicycle Parking and Loading Requirements (Chapter 541)

	Minimum Bicycle Parking	Minimum Short-Term	Minimum Long-Term	Proposed	Loading Requirement	Proposed
Hotel	4	100%	--	6 Short-term	2 Large	1 Small 1 Large
Retail Sales and Services					None	
Total	**4**	**4**	**--**	**6 Short-term**	**2 large**	**1 Small** **1 Large**

Building Bulk and Height – ***Meets requirements***

Table 5. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	1 acre	42,574 sq. ft. / 1.00 acre
Gross Floor Area (GFA)	--	88,161 sq. ft.
Minimum Floor Area Ratio (GFA/Lot Area)	2.0	2.1
Maximum Floor Area Ratio (GFA/Lot Area)	None	2.1
Maximum Building Height	10 stories or 140 ft., whichever is less	5 stories or 62 ft. ft.

Lot Requirements – ***Meets requirements***

- The lot area for all five blocks within the PUD boundary is 546,612 square feet or 12.55 acres.

Table 1. Lot Requirements Summary

	Code Requirement	Proposed
Minimum Lot Area	1 acre	42,574 sq. ft. / 1.00 acre
Maximum Impervious Surface Area	Not applicable	90%
Maximum Lot Coverage	Not applicable	44%
Minimum Lot Width	Not applicable	331 ft.

Yard Requirements – ***Meets requirements***

Table 2. Minimum Yard Requirements

	Zoning District	Overriding Regulations	Total Requirement	Proposed
Front	0 ft.	--	0 ft.	Between 0 ft. and 8 ft.
Interior Side (South)	5+2x, not to exceed 15 ft.	--	13 ft.	Between 45 ft. and 63 ft.
Corner Side (East)	0 ft.	--	0 ft.	16 ft.
Corner Side (West)	0 ft.	--	0 ft.	19 ft.

Signs – ***Not applicable***

- At this time there are no specific sign details. Given this, CPED is not able to evaluate the signs for compliance with the sign adjustment findings. CPED is recommending that the applicant submit a

conditional use permit application for an amendment to the PUD for signs that includes a master sign plan for this phase of the PUD, when there are specific sign plans available.

Refuse Screening – ***Meets requirements***

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

Screening of Mechanical Equipment – ***Meets requirements with Conditions of Approval***

- 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.
- There will also be mechanical equipment located on the ground adjacent to the north wall of the adjacent mixed-use building. The overall height of the mechanical equipment is not known at this time. The applicant is proposing to screen the equipment using a metal panel and landscaping. CPED is recommending that the screening meet the requirements of Chapter 535, Regulations of General Applicability.

Lighting – ***Meets requirements with Conditions of Approval***

- 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.

Specific Development Standards – ***Not applicable***

DP Overlay District Standards – ***Requires conditional use permit***

- The applicant has applied for a conditional use permit to allow a 13-space surface parking lot in the overlay district.

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

The Minneapolis Plan for Sustainable Growth identifies the site as mixed use 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*. Both of the plans call for mixed-use development on the site. This development, in concert with Phase I 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 building will not reinforce the street wall along Park Avenue or Portland Avenue South as the building will be set back more than eight feet from both streets. The building will be set back 16 feet from Park Avenue and 19 feet from Portland Avenue South. The applicant is proposing to have outdoor seating areas on both the east and west sides of the building. The seating area along Portland Avenue South will be affiliated with the hotel and the outdoor seating area along Park Avenue will be affiliated with the additional commercial space not associated with the hotel. The seating areas will have decorative pavement, the edges of them will be defined with landscaping, both planted in the ground and in planters, and there will be different

types of seating provided in each of the spaces. CPED is recommending that the City Planning Commission grant alternative compliance.

- **Smaller Building Sections.** The building wall along 3rd Street South is approximately 295 feet in length. The design intent is to not break up the building into smaller identifiable sections. The building has been designed using a simple pallet of materials, different storefront windows on the ground floor of the building, punched openings on the upper levels of the building arranged in a uniform pattern, red walls around the entrance, awnings over the ground floor commercial windows and an inverted U-shaped frame around the entire front façade. Alternative compliance is required.
- **Window Alignment.** The windows on the upper levels of the building facing 3rd Street South and the parking lot will be horizontal in nature. The applicant is proposing a new design concept for a new hotel brand. The windows are eight feet wide by six feet tall. They have been overly sized to allow as much light into the guest rooms as possible. The horizontal alignment of the windows mimics the shape of the building. CPED is recommending that the City Planning Commission grant alternative compliance.
- **Active Functions.** Sixty-eight percent of the ground floor of the building facing Portland Avenue South contains active functions. Seventy percent is required. The entire ground floor of the building facing 3rd Street South and Park Avenue contains active functions and 84 percent of the ground floor facing the parking area contains active functions. Given the high percentage of active functions on all four sides of the building CPED is recommending that the City Planning Commission grant alternative compliance.

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 further subdivide a tract of land to allow for the sale of the hotel parking spaces to the applicant. 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 lots 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.*

      All lots have access on a public street.

   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 lots 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 lein against the individual lots.*

The applicant will be filing a Reciprocal Easement Agreement that addresses the relationship and rights of the owners of the lots 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 parcels created by this application present no foreseeable difficulties for this development. No significant alterations to the land appear necessary.

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

The Surface Water and Sewers Division of the Public Works Department will review and approve the drainage and sanitary system plans for this development prior to building permits being issued.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by Carlson Rezidor Hotel Group for the property located at 609 3rd Street South:

A. Conditional Use Permit for a Planned Unit Development.

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

1. 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. Conditional Use Permit to allow a surface parking lot in the DP Downtown Parking Overlay District.

Recommended motion: **Approve** the application for a surface parking lot in the DP Downtown Parking Overlay District, subject to the following conditions:

1. 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.
2. There shall be no more than 13 parking spaces located in the surface parking lot.

C. Site Plan Review for a new hotel.

Recommended motion: **Approve** the application for a new 5-story, approximately 88,161 square foot hotel, subject to the following conditions:

1. Approval of the final site plan, landscaping plan, elevations and lighting plan by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by July 20, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. The landscaping that is blocking a portion of the walkway between Park Avenue and the rear entrance shall be removed so pedestrians can walk from Park Avenue into the hotel without having to use the drive aisle.
4. All mechanical equipment shall be screened as required by the standards of Chapter 535, Regulations of General Applicability.
5. The final lighting plan shall conform to the standards of Chapter 535, Regulations of General Applicability.

D. Registered Land Survey.

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

1. The Reciprocal Easement Agreement shall be recorded with Hennepin County.

ATTACHMENTS

1. PDR report dates May 14, 2015
2. Written description and findings submitted by applicant
3. Zoning map
4. Civil drawings
5. Landscape drawings
6. Architectural drawings
7. Shadow study
8. Photos
9. Renderings
10. Correspondence

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

Preliminary Development Review Report

Development Coordinator Assigned: **DONALD ZART**
(612) 673-2726
don.zart@minneapolismn.gov

Status *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1001309
Applicant:	CARLSON REZIDOR 701 CARLSON PARKWAY MINNETONKA, MN 55305
Site Address:	619 3RD ST S
Date Submitted:	06-MAY-2015
Date Reviewed:	14-MAY-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

Proposed 5 story hotel with retail on lower level. Drive with 6 parking stalls and 2 loading areas along the back of the building.

Review Findings (by Discipline)

❑ Zoning - Planning

CPC APPLICATIONS

- Conditional use permit for Phase II of a Planned Unit Development.
- Conditional use permit for a surface parking lot in the DP Downtown Parking Overlay District.
- Site plan review

PUD APPLICATION

- Sign Standards

❑ 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. Contact Development Coordinator for new address assignment. Each assigned address number uses the street that provides the best/direct access for life safety equipment and best/direct access to the occupants.
- As shown on the plans the following will be the proposed addressing:
- 609 3rd St S - Hotel Lobby Door
- 617, 619, & 627 3rd St S - Retail Doors. Not every door will be need to be addressed but this is the proposed addressing if they were.
- 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 (cpinkalla@minneapolisparks.org), Telephone (612)-499-9233 regarding removal or 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 $1,500 per unit (affordable units excluded per ordinance) and for commercial and industrial development it is $200 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 the proposed Radisson Red, the calculated dedication fee is as follows:
- 164 x $202.80 (per hotel unit fee) = $33,259.20
- Retail Space = $ 1,622.00
- Subtotal = $34,881.20
- 5% of $34,881.20 (Admin Fee) = $ 1,000.00 (Capped at $1,000)
- Total = $35,881.20
- 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 Don Zart at (612)673-2726

❑ Fire Safety

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

❑ Water

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

❑ 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.
- Note to the Applicant: Per the Minneapolis Code of Ordinances, permanent encroachments into the Public right-of-way are limited; Sheet C300 of the Site Plan indicates various easements into the Public right-of-way along 3rd St S.; the Applicant shall provide an explanation for the noted easements.
- Per the Minneapolis Code of Ordinances, out-swinging doors are permitted to encroach a maximum of 4" into the Public right-of-way. The site plan indicates doorways along 3rd St. S. that swing into the Public right-of-way. The Applicant should consider designs that provide for in-swinging doors or recessed doorways to prevent out-swinging doors beyond the maximum allowable encroachment.

❑ Sidewalk

- The Project streetscape shall be designed in accordance with the Access Minneapolis design guidelines; see http://www.ci.minneapolis.mn.us/publicworks/transplan/index.htm for further information. Specifically, the pedestrian zone is of concern, the available sidewalk space is limited to approximately 14' along 3rd St. S. The current plan indicates tree grates, rain gardens, and planters that potentially obstruct the pedestrian clear zone. A minimum 8'-0" clear zone (un-obstructed) sidewalk shall be maintained for the length of any block in a straight line. Tree grates and planter locations shall be modified to provide for the required pedestrian clear zone space. For further clarification, site plans shall be fully dimensioned in relation to the property lines, Public right-of-way, sidewalks, street furniture, landscaping, utilities, and other obstructions. Because of the limited space, it is recommended by Public Works that a landscaping design similar to that along Marquette Ave. be considered; contact Paul Miller at (612) 673-3603 for further information and to schedule a meeting with Craig Pinkalla from Forestry and Scott Knudson with Construction Plan Review.
- The current Landscaping plan is insufficient for a complete review; complete landscaping planting details shall be included in the plans. The Applicant shall provide engineered/structured soil in the form of a tree trench or tree pit for all proposed street trees. Sidewalk layouts and landscaping in the Public right-of-way shall follow established design standards; refer to the City of Minneapolis Urban Forest Policy:
- " http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert_282934.pdf)
- 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.

❑ Business Licensing

- Contact Don Zart (612)673-2726 concerning a Food Plan Review should a food related business occupy a portion of the building.

❑ Traffic and Parking

- A Travel Demand Management Plan (TDMP) will be required, as this is an ongoing process please continue discussions with Allen Klugman at 612-673-2743.
- Contact Bill Prince (612) 673-3901 regarding the street lighting policy as your development will be required to adhere to the street light policy regarding pole type and spacing.
- The Applicant shall note the location of any existing Metro Transit "bus stops" on the site plan.
- Current ordinance states that all maneuvers associated with loading, parking or sanitation pick up for a private development shall occur on private property. Please provide a narrative explaining the valet parking and trash removal operations and show turning maneuvers for all truck type vehicles that will be using the loading dock/parking entrance areas.
- Per City Ordinance the Applicant shall provide for (and identify) a solid waste collection point (SWCP) on the site plans. The location of the SWCP is subject to the review and approval of the Public Works Department.
- Note to the Applicant: Please add the following notes to the site plan:
    - Street lighting installed as part of the Project shall be inspected by the City. Contractors shall arrange for inspections with the Traffic Department, please contact Dave Prehall at (612) 673-5759 for further information. Any lighting installations not meeting City specifications will be required to be reinstalled at Owner expense.
    - An obstruction permit is required anytime construction work is performed in the Public right-of-way. Please contact Scott Kramer at (612) 673-2383 regarding details of sidewalk and lane closures. Log on to http://minneapolis.mn.roway.net/ for a permit.
    - Contact Allan Klugman at (612) 673-2743 prior to construction for the temporary removal/temporary relocation of any City of Minneapolis signal system that may be in the way of construction.
    - All costs for relocation and/or repair of City Traffic facilities shall be borne by the Contractor and/or Property Owner.
    - Contact Doug Maday at (612) 673-5755 prior to construction for the removal of any City of Minneapolis right of way signs that may be in the way of construction.

❑ Street Design

- The City of Minneapolis is currently in the process of completing the East Downtown Pedestrian Realm Augmentation Study, the results of which will impact roadway alignments within the Downtown East area. Roadway designs resulting from that study are available and shall be incorporated into the current site plan; please contact Eric Rose (Stantec) at (651) 967-4652, for further information.

❑ Construction Code Services

- It would be a suggestion that the architect schedule a preliminary plan review appointment to go over the project when a code analysis and life safety plans have been prepared. Call (612)673-5839 to schedule this appointment.
- The storefront entries on the north elevation appear not to be accessible form the public way - planters, benches and steps shown blocking the accessible route.
- Please contact the Met Council for a SAC Determination. For more information see this link - http://www.minneapolismn.gov/www/groups/public/@regservices/documents/webcontent/convert_281675.pdf

❑ Historical Preservation Committee

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

❑ Environmental Health

- During site preparation for Block 69 several out of service underground storage tanks were found, some of which had been previously abandoned. These tanks were removed. Preliminary investigation indicated some soil contamination had been identified. Ryan Companies US Inc entered the MPCA Voluntary Investigation

and Cleanup for the project identified as Ryan East Village Development on Blocks 68,69,70,74 & 75 at 4th & 5th St, Portland Ave in Minneapolis, MN 55488. Ryan Companies received a letter of "No Association Determination" for their work. It is recommended that the Radisson Red also enter into the MPCA VIC program and request a letter of No Association Determination for their project.

- 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.

❑ Sewer Design

Stormwater Management:

- The project is considered a phased and/or connected action to the larger Downtown East development and is therefore captured under the stormwater management requirements of Chapter 54 of the Minneapolis Code of Ordinances. Please provide the necessary documentation and analysis demonstrating compliance with Chapter 54, including stormwater calculations, BMP maintenance plans, etc.
- An operations and maintenance plan is required for any 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.
- Please add the following note to the appropriate plan sheet: The Contractor, property owner or responsible party shall contact Minneapolis Surface Waters and Sewers 48 hours prior to any excavation or construction related to or in the location of the proposed Stormwater Management BMP (Contact Paul Chellsen, 673-2406 or paul.chellsen@minneapolismn.gov).
- Please add the following note to the appropriate plan sheet: Upon the project's completion the General Contractor, Property Owner or Responsible Party shall provide to the Department of Public Works a Final Stormwater Management Report including record drawings. This report will serve as a means of verification that the intent of the approved stormwater management design has been met. This final report shall substantiate that all aspects of the original design have been adequately provided for by the construction of the project.

Utility Connections:

- The currently proposed storm sewer service connection to the City main should be core-drilled and a saddle tee fitting installed, per City of Minneapolis Standard Supplemental Specifications. A new manhole is not permitted for the connection. Please revise the plans accordingly.
- Please note the existing sanitary sewer connections may be quite old. It is recommended that the condition of the service line be evaluated prior to re-use and replaced or lined if necessary. The service to the City main, including the connection, is the responsibility of the property owner.
- Please identify the size of the proposed retail sanitary service shown on the Utility Plan.
- Any existing sanitary sewer services not proposed to be in use shall be abandoned and bulkheaded at the City main.

Utility:

- It appears that the existing catch basins at the corners of Portland and 3rd; and Park and 3rd are in conflict with the proposed ped ramps. Catch basins should be located outside the ped ramp area for access and to allow a standard City catch basin and casting with full height curb box be used. Please revise the plan accordingly.

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

END OF REPORT

Radisson Red - Project Description

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

Radisson RED is a brand centered on the belief that hotels can enhance the guest experience through design, art, music and fashion. This new-build hotel marks the company's U.S. entrance into the Lifestyle Select lodging segment

The contemporary design of the five-story building is clad with matte metal panels. The design features an inverted U-shaped frame that envelopes the main front facing exterior elevation. We are exploring materials for the frame which best facilitate the design intent. This may include a reflective material. The building's façade color and shape are meant to blend into the background of the city, while the oversized clear windows throughout the hotel will accent the activity and energy within the hotel. Guests will further benefit from natural light within the hotel's guest rooms.

The ground floor façade will use warehouse inspired glazing on the bar and restaurant side and full-height glazed panels on the lease portion of the building. Guests will be welcomed into the hotel through a red tinted glass entrance accented with backlighting that will lead to the lobby... The space seamlessly creates energy and flow among the common areas -- from the lobby into the Oui Bar and Restaurant, to the meetings and event space, to the gym. There are three outdoor patio spaces on the first floor that open up from the hotel as well as the adjacent third party leased space.

Subdivision Description

- Tract A: Mechanical/Ventilation for Wells Fargo Office Tower
- Tract B: Radisson Red parking
- Tract C: Edition residential parking

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

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612-492-3000 *fax*

RYAN®
BUILDING LASTING RELATIONSHIPS

TO Hilary Dvorak

DATE 6/10/2015

FROM Ryan Companies US, Inc.

SUBJECT PUD Phase 2 CUP Required Findings

CC Carl Runck
Dan Elenbaas

Conditional Use Permit Required Findings – Phase 2 of PUD:

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 construction of a new hotel on this property will have no negative effect on public health, safety, comfort, or general welfare. The development incorporates multiple services that will improve the area, including hotel, retail and restaurants with outdoor patios. These outdoor areas and the right of way will be well lit by pedestrian level street light poles and light coming through the glass façade used on a large portion of the lower level.

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 second phase of this PUD incorporates only building service types that were allowed in the existing zoning of the property. Therefore, the development falls perfectly in line with the cities intent for the property.

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

   Our design incorporates all of the necessary utilities, access, drainage and necessary facilities required by the City of Minneapolis. All comments related to these items that we received from our PDR submittal are being responded to and corrected.

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

   The traffic study done as part of the AUAR for the minimum and maximum scenarios confirms that the traffic congestion on public streets will be acceptable with appropriate mitigation measures.

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

   The conditional use is consistent with the general land use, housing, economic development, environment, open space and parks, and urban design policies of the comprehensive plan. As mentioned above, the development fits perfectly with the existing zoning approved uses.

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

   All applicable regulations – aside from those granted by the Conditional Use – will conform to the district of the project.

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TO Hilary Dvorak

DATE 6/10/2015

FROM Ryan Companies US, Inc.

SUBJECT PUD Required Findings

CC Carl Runck
Dan Elenbaas

Planned Unit Development Required Findings – Phase 2:

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 a hotel 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, will attract many travelers in need of a place to stay.

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 Radisson Red hotel number of units fits within the traffic study conducted as part of the AUAR. We are providing the hotel with 13 parking spaces behind the hotel along the access and loading drive and 19 spaces beneath the east Wells Fargo office tower. We believe this is more than enough parking stalls for the hotel, as many visitors will come straight from the airport using the conveniently located light rail and will mostly utilize that and other means of public transportation during their stay. The hotel will have two loading spaces along the access drive, which are designed to prevent any truck movements from being in the right of way. 6 bike racks are also being provided to promote alternative means 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.

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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 Radisson Red hotel was designed with pedestrians and guests in mind. There are 2 patio areas with decorative pavers for hotel patrons and users of the still to be determined retail space. Trees line the streetscape and 3 rain gardens provide aesthetically pleasing stormwater elements to the site. Entrances will also be highlighted with colorful plantings and 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 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.*

   The mixed use nature of the development is complimented by the proposed hotel use. It was included in the AUAR as a likely component within the PUD boundary. The landscaping includes a vegetative wall and screening at the entrance and exit to the required loading and parking.

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 Phase 1.

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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 the Radisson Red 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.

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TO Hilary Dvorak

DATE 6/24/2015

FROM Ryan Companies US, Inc.

SUBJECT CUP Required Findings

CC Carl Runck
Dan Elenbaas

Sign Adjustments Findings:

1. *The sign adjustment will not significantly increase or lead to sign clutter in the area or result in a sign that is inconsistent with the purpose of the zoning district in which the property is located.*

   The context of this project is unique in that it is out of scale with the rest of the city due to the construction of the planned new stadium. This juxtaposition of building scale and signage opportunity suggest that the addition of enhanced signage near the top of the building will be at home with the surrounding context. This project also assumes that an existing billboard (which Minneapolis has a moratorium against) will be removed. This is effectively trading a higher square footage of advertising space that is not governed in a way that allows control over content or color with new fixed signage that is designed to fit appropriately within the context of the new development.

2. *The sign adjustment will allow a sign that relates in size, shape, materials, color, illumination and character to the architectural character of the building or property on which the sign will be located.*

   The proposed signage will be consistent with the overall branding of the project and ground level signage, and conform with the base-line conditional use permit signage expectations set forth in the Minneapolis zoning code. The building massing acknowledges the signage dimension and provides an appropriately sized vertical mounting surface for the signage, consistent with the architectural character of the project.

Planned Unit Development Application

Proposed Authorized Alternative Amenities

Below is a breakdown of the alternative amenities we are proposing to offset the signage proposed above the allowable height.

• (3 Points) Pedestrian Improvements — The site area surrounding the Radisson Red building will provide exceptional access for all users. The rain gardens along 3rd street are placed within 6" of back of curb to provide 6 -7' of clear zone, well above the ADA requirement of 5'. Entrances will be highlighted with colorful plantings and decorative paving. Outdoor patios on the east and west sides of the building will also have decorative paving with an array of eye catching planters. The south side of the building will have foundation plantings and trees with up lighting to provide an inviting and safe environment. Main access points will have automated sliding doors or an access control button. Six easily accessible bike racks will be provided to encourage non-vehicle transportation.

• (1 Point) Enhanced Stormwater Management — Along 3rd street rain water that lands on the sidewalk will be directed into two large rain gardens. This will reduce the load on the city storm sewer system.

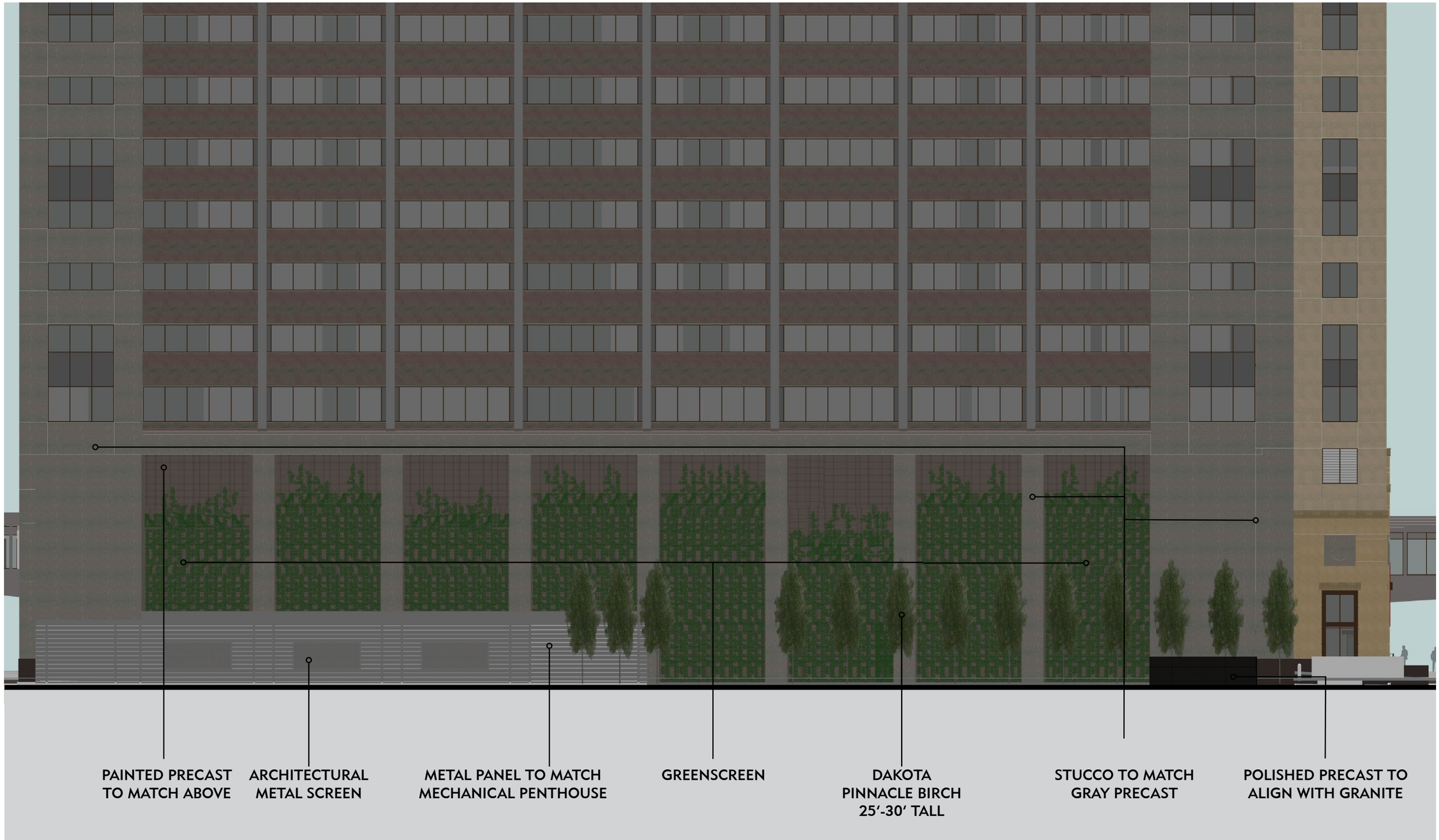
• (1 Point) Recycling Storage area —There is a dedicated area within the building for collecting and storage of non-hazardous materials for recycling.

Total = 5 Points

North Wall Description

The north wall of the Wells Fargo building was initially submitted in the PUD as a precast 3 hour fire wall. Original plan concepts presumed that a second phase development would be constructed with a structure abutting the Wells Fargo building. Because the structure would be abutting the building, the parties determined that precast was the appropriate level of finish until the future building was determined.

In advancing discussions with Carlson Companies for the inclusion of Radisson Red in Downtown East, we studied the optimal building size and positioning on the site and determined it was optimal to position the Radisson Red building along Third Street, and disconnected from the Wells Fargo building. With that site design, Ryan and the rest of the project team have been exploring different finish options for the precast area on the Wells Fargo North wall. Our current plan includes the addition stucco columns carrying the expression of the columns above, as well as the addition of a vegetative wall as shown on the attached rendering, providing some additional context and interest in that elevation.


PAINTED PRECAST TO MATCH ABOVE
ARCHITECTURAL METAL SCREEN
METAL PANEL TO MATCH MECHANICAL PENTHOUSE
GREENSCREEN
DAKOTA PINNACLE BIRCH 25'-30' TALL
STUCCO TO MATCH GRAY PRECAST
POLISHED PRECAST TO ALIGN WITH GRANITE

STAR SHOWER IVY	SWEET AUTUMN CLEMATIS	DROPMORE SCARLET TRUMPET HONEYSUCKLE	HUMULUS LUPULUS (HOPS)	TRUMPET CREEPER
Height: 40-50’ 35%	Height: 10-20’ 10%	Height: 12-15’ 10%	Height: 15’ 10%	Height: 20-40’ 35%

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TO Hilary Dvorak

DATE 6/24/2015

FROM Ryan Companies US, Inc.

SUBJECT CUP Required Findings

CC Carl Runck
Dan Elenbaas

Conditional Use Permit Required Findings – Surface Parking Lot in DP Overlay District:

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.*

   Adding 13 surface stalls to the drive behind the Radisson Red hotel will have no negative effect on public health, safety, comfort, or general welfare. The addition of these parking stalls will improve the safety of the surrounding roads by being an obvious parking destination for people staying at the hotel who are unfamiliar with the area and don't know how to get to the underground parking ramp entrance. The parking area will be well lit and landscaped.

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 surface parking stalls will have no negative effects on future development in the area. The stalls are tucked between the new Radisson Red hotel and Wells Fargo office tower, and will be heavily screened by trees and plantings that improve the overall aesthetics of the development.

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

   The parking stalls are located on a 15 foot wide one-way access drive. This drive was necessary for providing the 2 required loading areas for the building. The entire drive slopes at between 1 and 3 percent, ideal slopes for proper drainage. The stormwater will be directed to an underground infiltration system located beneath the drive, which has been sized to handle all stormwater from the building and access drive area.

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

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The traffic study done as part of the AUAR for the minimum and maximum scenarios confirms that the traffic congestion on public streets will be acceptable with appropriate mitigation measures.

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

   The conditional use is consistent with the general land use, housing, economic development, environment, open space and parks, and urban design policies of the comprehensive plan. The parking stall count does not exceed 20 stalls, so the conditional use is allowed.

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

   All applicable regulations – aside from those granted by the Conditional Use – will conform to the district of the project. The parking stalls have no effect on any district regulations, outside of the Downtown Parking Overlay District parking regulations for which this conditional use permit is needed.

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TO Hilary Dvorak

DATE 6/10/2015

FROM Ryan Companies US, Inc.

SUBJECT Subdivision Required Findings

CC Carl Runck
Dan Elenbaas

Subdivision 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.*

   Dividing the parking stalls in the parking ramp beneath the Wells Fargo office tower is in conformance with all regulations and ordinances for the City of Minneapolis.

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 19 parking stalls are very easily separated from the other parking stalls reserved for the residential building to the south. At the bottom of the ramp, Radisson Red visitors will turn right while residential users will turn left. Splitting up the already approved parking stalls has no effect of potential land use on surrounding properties. This subdivision will not increase street congestion because the amount of parking stalls is not increasing.

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 in question is within a parking ramp. Therefore none of the above applies.

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 property in question is within a parking ramp. Therefore none of the above applies.

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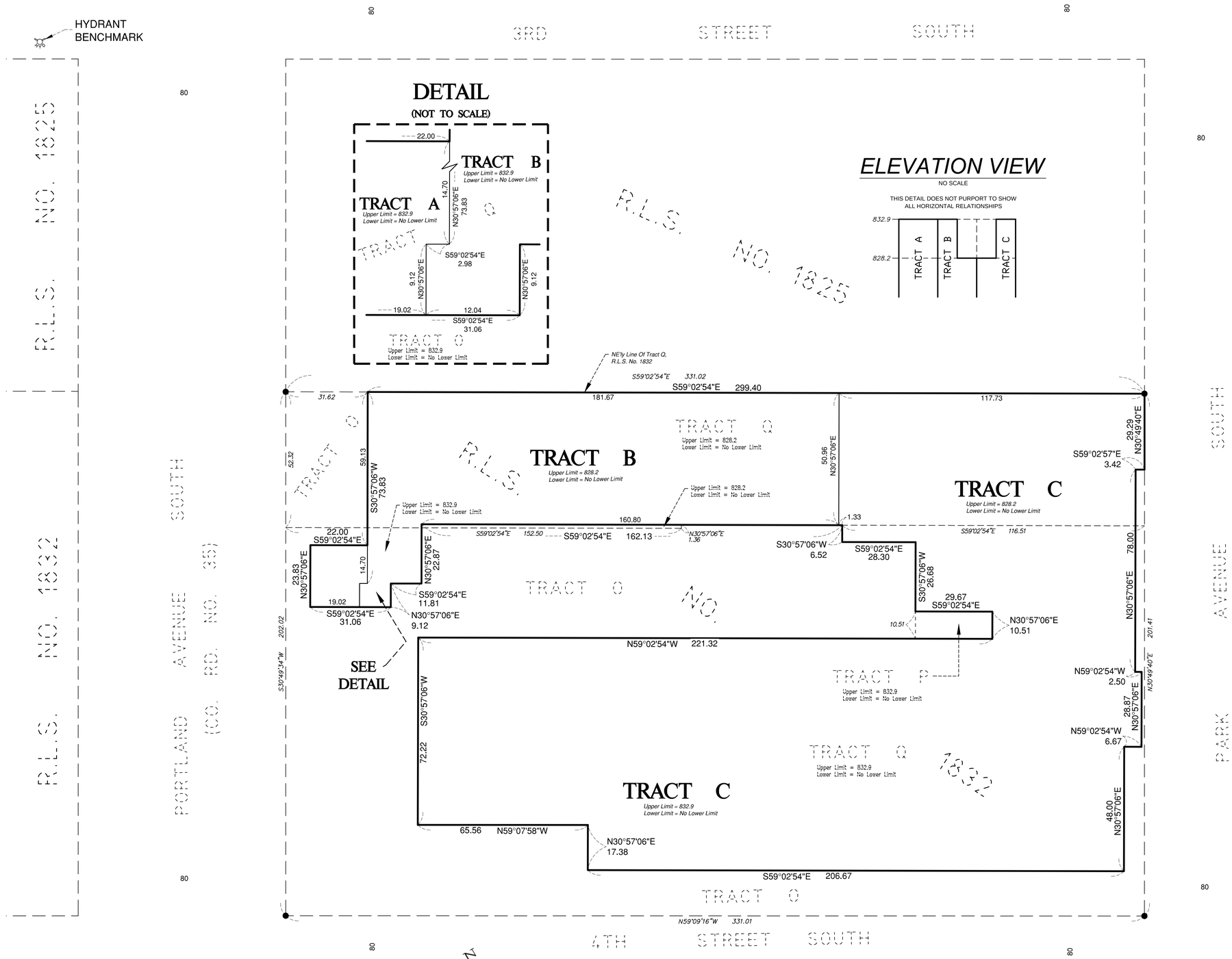
5. *The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater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

   The property in question is within a parking ramp. Therefore none of the above applies.

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:

Tract Q, REGISTERED LAND SURVEY NO. 1832.

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

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

MINNEAPOLIS, MINNESOTA

I, the Secretary of the Planning Commission of the City of Minneapolis, Minnesota, do hereby certify that on this _____ day of _____ , 20_____ , the City of Minneapolis acting by and through its City Planning Commission duly approved this REGISTERED LAND SURVEY, and duly authorized such action of the Commission by it 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

LEGEND

- DENOTES FOUND PK NAIL
- HYDRANT

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 feet.

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTHEASTERLY LINE OF TRACK O, REGISTERED LAND SURVEY NO. 1832 AND IS ASSUMED TO BEAR S 59° 02' 54" E.

ELEVATIONS SHOWN ARE IN FEET AND TENTHS OF A FOOT.

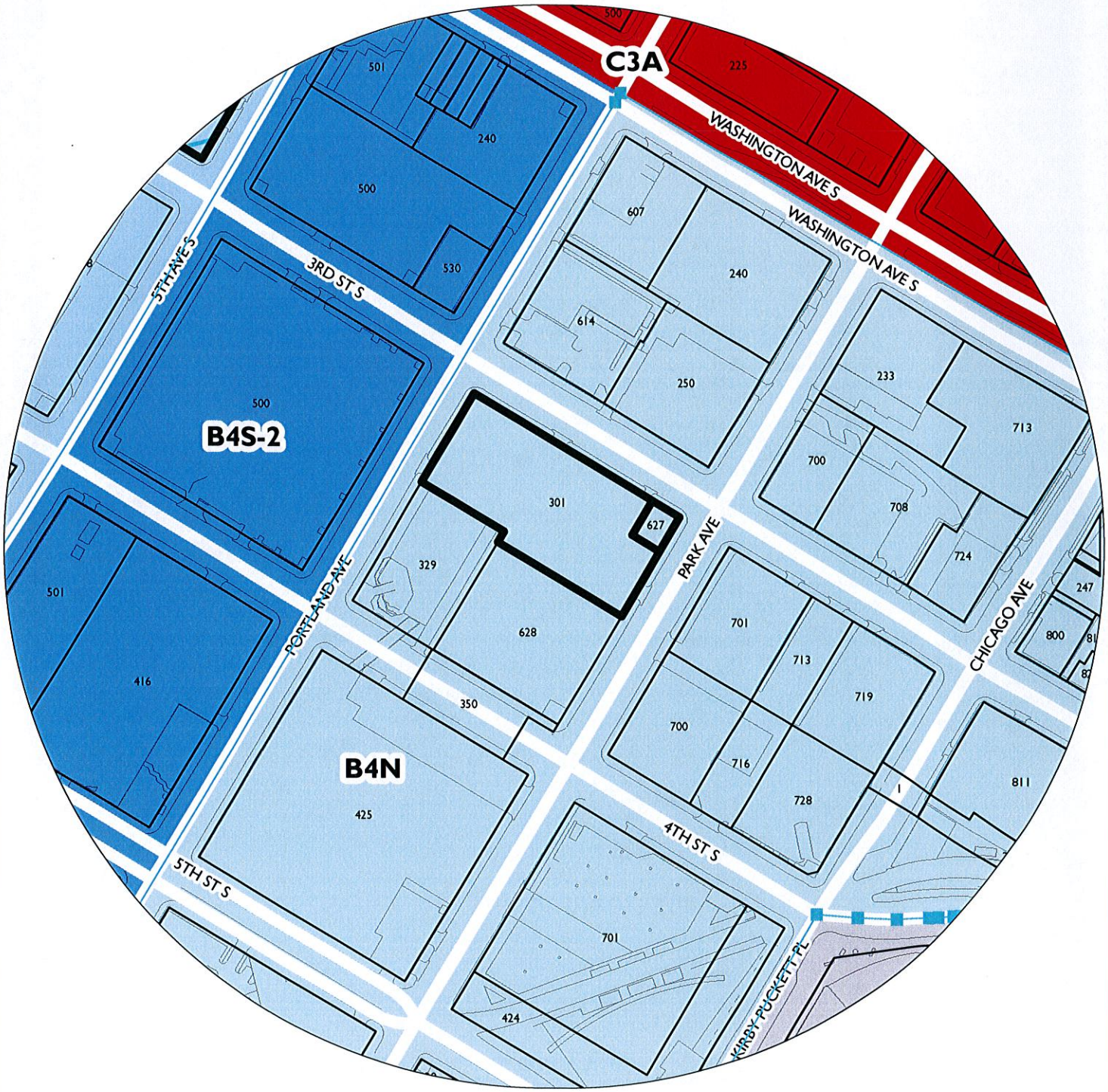
BENCHMARK:
TOP NUT HYDRANT LOCATED AT THE SOUTHWEST QUADRANT OF 3RD ST. S. AND PORTLAND AVE. S.
ELEVATION = 832.03 FEET (NGVD 29)

EVS
ENGINEERING | SURVEYING | ENVIRONMENTAL | PLANNING

2013-031.2

Downtown East PUD, Phase II, Radisson Red Hotel — **3rd**

NAME OF APPLICANT — WARD



N

200 100 0 200 400 Feet

PROPERTY ADDRESS

619 3rd Street South

FILE NUMBER

BZZ-7225

RADISSON RED MINNEAPOLIS

MINNEAPOLIS, MN 55415

LUA RESUBMITTAL

RYAN
BUILDING LASTING RELATIONSHIPS

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612-492-3000 fax

PROJECT CONTACTS

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pmalcolm@CarlsonRezidor.com

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DAN ELENBAAS
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612-492-3666 (FAX)
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GENERAL CONTRACTOR
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KRISTIN THOMPSON
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612-492-3369 (FAX)
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ARCHITECT
ELNESS SWENSON GRAHAM ARCHITECTS, INC.
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MINNEAPOLIS, MN 55415
TROY FOUNTAIN
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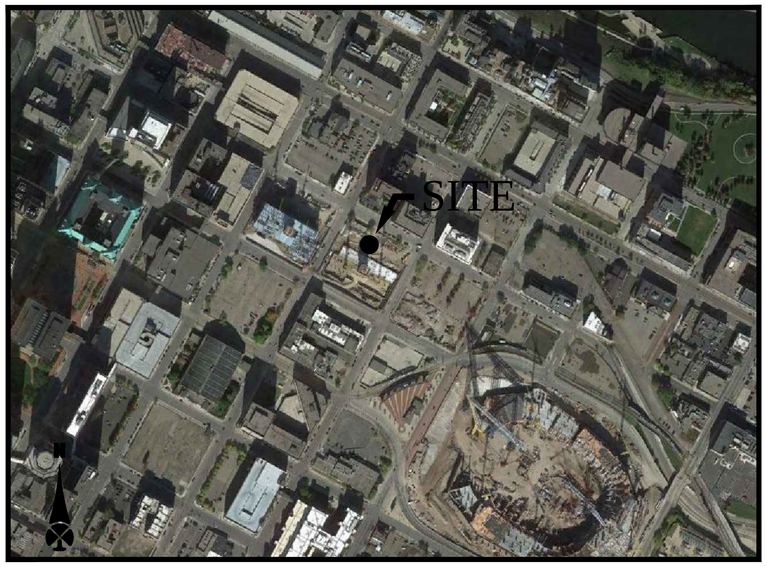
612-852-4435 (FAX)
troy.fountain@esgarch.com

SURVEYOR
EVS INC.
10250 VALLEY VIEW ROAD, SUITE 123
EDEN PRAIRIE, MN 55344
952-646-0236
952-646-0290 (FAX)

LOCATION MAP



SHEET INDEX

●		6-24-2015	C001	COVER SHEET
●		6-24-2015	C100	SURVEY
●		6-24-2015	C102	REMOVALS PLAN
●		6-24-2015	C200	EROSION CONTROL PLAN
●		6-24-2015	C300	SITE PLAN
●		6-24-2015	C301	ALTERNATE SITE PLAN
●		6-24-2015	C302	TRUCK MOVEMENTS
●		6-24-2015	C400	GRADING PLAN
●		6-24-2015	C401	PAVING PLAN
●		6-24-2015	C500	UTILITY PLAN
●		6-24-2015	C501	STORMWATER SECTIONS
●		6-24-2015	C600	DETAILS
●		6-24-2015	C601	DETAILS
●		6-24-2015	C602	DETAILS
●		6-24-2015	L100	LANDSCAPE SITE PLAN
●		6-24-2015	L200	LAYOUT PLAN
●		6-24-2015	L400	PLANTING PLAN
●		6-24-2015	L500	PLANTING DETAIL SHEET
●		6-24-2015	L501	DETAIL SHEET

DRAWING INDEX LEGEND

FILLED CIRCLE INDICATES DRAWING INCLUDED WITHIN THIS ISSUE
MOST RECENT REVISION NUMBER
MOST RECENT ISSUE OR REVISION DATE

○	-	X/XX/201X	CX	SHEET TITLE

PROJECT NAME
RADISSON RED MINNEAPOLIS

LOCATION
MINNEAPOLIS, MN 55415

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
1	5-4-2015	PDR SUBMITTAL
2	5-22-2015	LUA SUBMITTAL
3	6-24-2015	LUA RESUBMITTAL
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PRELIMINARY NOT FOR CONSTRUCTION

6/24/2015 11:56:49 AM

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

DAN ELENBAAS

REGISTRATION NO.
44614

DATE
6-24-2015

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SHEET TITLE
COVER SHEET

SHEET NO.
C001

DRAWN BY
TJR

CHECKED BY
DLE

JOB NO.
700-512

DATE
6-24-2015

R:\Projects\700\500\700-512 Downtown East Block 69 North Parcel (Radission Red)\CIVIL_dwg\Sheet Files\COVER SHEET.dwg

RYAN
BUILDING LASTING RELATIONSHIPS
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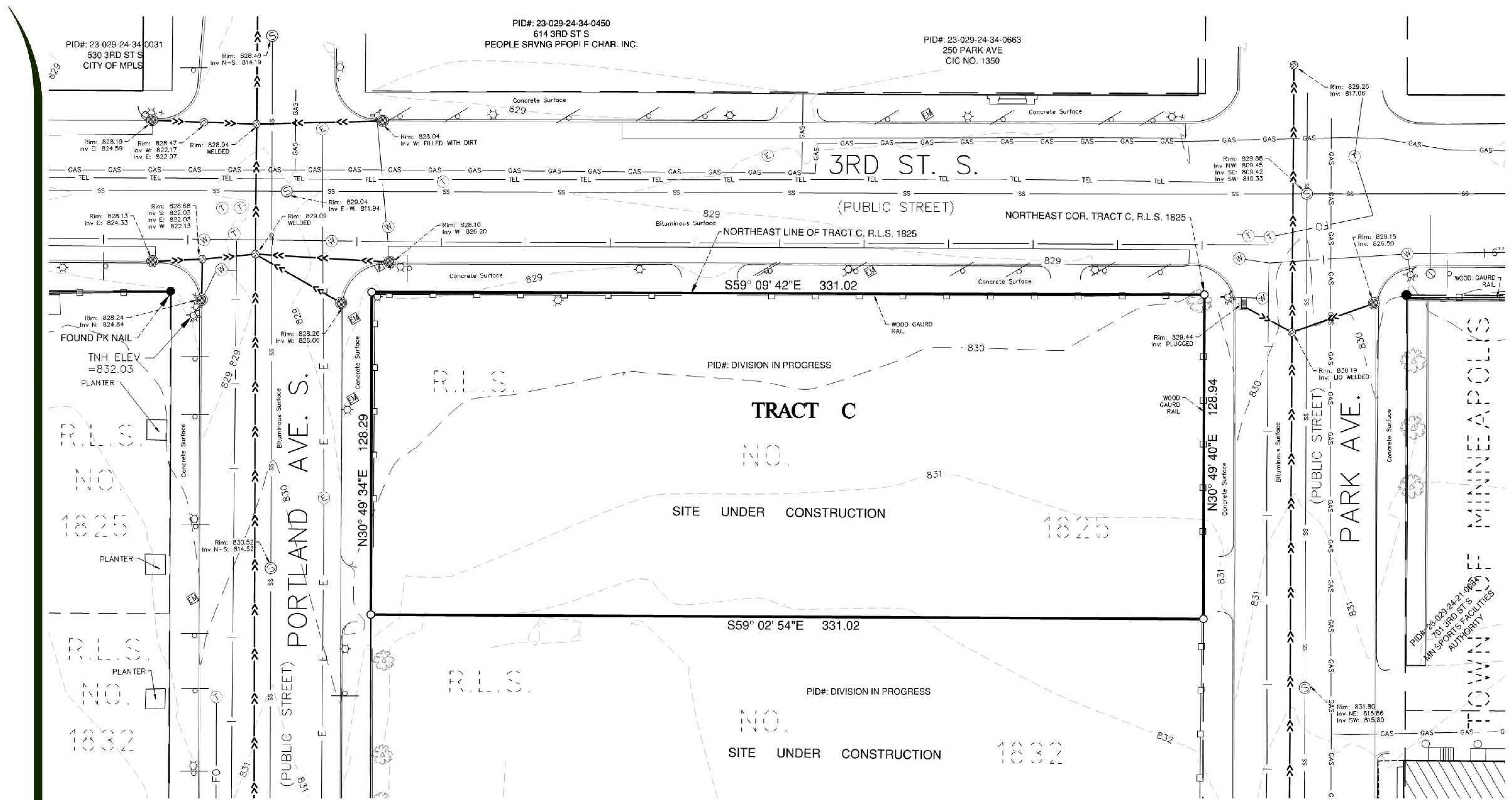


LEGEND

FOUND IP	SANITARY SERVICE
SET IP	STORM SEWER
STORM MH	TELEPHONE
SANITARY MH	FIBER OPTIC
COMMUNICATION MH	ELECTRIC
COMMUNICATION MH	WATER
ELECTRIC MH	GAS
ELECTRIC METER	FENCE
LIGHT	FENCE
WATER MH	MAJOR CONTOUR
HYDRANT	MINOR CONTOUR
WATER VALVE	CONCRETE CURBING
BOLLARD	
SIGN	
DECIDUOUS TREE	

DESCRIPTION OF PROPERTIES SURVEYED

(Per Schedule A of First American Title Insurance Company Title Commitment Order No. NCS-726034-MPLS: May 3, 2015)

Tracts C, Registered Land Survey No. 1825, Hennepin County, Minnesota.

(Torrens Property, Certificate of Title No. 1383528)

BASIS OF BEARINGS

For the purposes of this survey the Northeast line of Tract C, RLS 1825, is assumed to have a bearing of South 59°09'42" East.

DATUMS

Datums:

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

Vertical: NGVD29

Bench Mark:
NW quad at 3rd St. S. and Portland Ave. S.
BM Elev.= 832.03

"TABLE A" NOTES

1) Monuments have been placed at all major corners of the boundary of the property, unless already marked. ***As Shown On Survey***
2) The address of the subject properties: Unassigned
3) The subject properties lie in Flood Zone X (areas determined to be outside the 0.2% annual chance floodplain) as designated on Flood Insurance Rate Map Community Panel Number 27053C 0357 E, Hennepin County, Minnesota, published by the Federal Emergency Management Agency, effective September 2, 2004.
4) Gross land area of the subject property is as follows:
Tract C : 42,574 Sq.Ft. or 0.98 Acres, as surveyed.
5) Contour interval = 1 foot. ***See Datums Note***
6a) Property Zoning is as follows:
B4N : Downtown Neighborhood District
Applicable zoning regulations per the City of Minneapolis Community Planning & Economic Development.
This information was not provided by insurer. Consult the City planning department to confirm whether or not this site is entirely in compliance with any restrictions contained in the zoning ordinances or its amendments.
7a) Exterior dimensions of all buildings at ground level. ***Under Construction***
8) Substantial features have been shown hereon.
11b) Location of utilities via observed evidence that are existing on or serving the surveyed property are shown hereon. ***See Survey Note #6***
13) Names of adjoining owners of platted lands according to current public records. ***As Shown On Survey***
16) The entire property is currently under construction.

SURVEYOR'S CERTIFICATION

To Ryan Companies US, Inc., a Minnesota corporation, RR MPLS DT, LLC, and First American Land Title Association:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 11(b), 13 and 16, of Table A thereof. The field work was completed on April 20, 2015.

Date of Map: 06 / 16 / 2015

Michael R. Williams, PLS
MN Registration No. 44076
EVS Incorporated
10025 Valley View Road, Suite 140
Eden Prairie, MN 55344
(952) 646-0236

SURVEY NOTES

1) Fee Simple ownership is vested in Ryan Companies US, Inc., a Minnesota corporation on commitment date.
2) Subject to easements and restrictions of record, if any.
3) All distances shown hereon are in U.S. Survey feet and tenths or hundredths of a U.S. Survey foot.
4) Angular units are shown in degrees (°), minutes (') and seconds (").
5) No Jurisdictional Wetlands were delineated for the subject properties.
6) We searched for buried structures and utilities on and/or serving the site to the best of our ability, subject to the following restrictions:
   A. Utility operations do not consistently respond to locate requests through the Gopher State One Call service for boundary purposes such as this.
   B. Those utility operators that do respond, often will not locate services from their main line to the customer's structure or facility - they consider those segments private installations that are outside their jurisdiction. If a private service to an adjoiner's side crosses this site or a service to this site crosses an adjoiner, it may not be located since most operators will not mark such private services.
   C. Snow and ice conditions during winter months may obscure otherwise visible evidence of a buried structure or utility.
   D. Maps provided by operators, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive.
   E. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT (651) 454-0002.
   F. Per Gopher State One-Call Ticket No. 151142218, the following utilities and municipalities were notified:

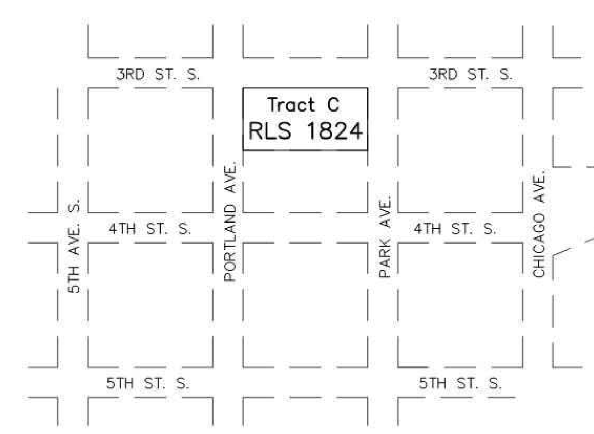
AT&T LOCAL SVCS/TRANSMISSI-TCG	(903) 753-3145
AT&T TRANSMISSION	(903) 753-3145
CENTER POINT ENERGY	(612) 342-5200
CITY OF MINNEAPOLIS	(612) 673-5600
COMCAST	(612) 522-8141
BCE-360NETWORKS	(705) 722-2440
DELL-COMM INC	(763) 783-0035
MCI	(800) 289-3427
MP NEXLEVEL LLC	(320) 963-2400
CENTURYLINK	(855) 742-6062
MINNEAPOLIS ENERGY CTR	(612) 349-6087
METRO TRANSIT- LT RAIL	(612) 341-5633
METRO WASTE COMMISSION	(651) 602-4511
ROGERS COMMUNICATIONS	(877) 459-2690
SPRINT/LONG DISTANCE	(800) 521-0579
WINDSTREAM COMMUNICATIONS	(763) 682-3514
XCEL ENERGY	(800) 848-7558
XO COMMUNICATIONS INC	(320) 241-4029
ZAYO BANDWIDTH	(888) 267-1063
TTM OPERATING CORP	(866) 753-8309
CENTURYLINK	(855) 742-6062

7) EXCEPTIONS - Items pertaining to Schedule B-Section II of Commitment to Title from First American Title Insurance Company Order No. NCS-726034-MPLS dated May 3, 2015.

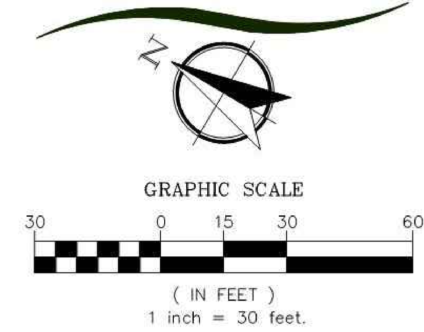
ITEM 15: Declaration of Restrictive Covenants (3rd Street (North) Residential Property/West Project Block) dated March 27, 2015, recorded March 30, 2015, as Document No. T5243663. (Parcel 1) ***Not Survey Related***

ITEM 16: Declaration of Restrictive Covenants (3rd Street (North) Residential Property/East Project Block) dated March 27, 2015, recorded March 30, 2015, as Document No. T5243665. (Parcel 1) ***Not Survey Related***

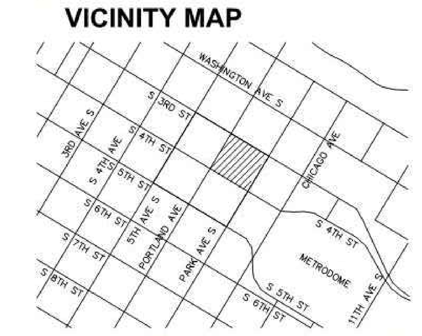
811
Know what's Below.
Call before you dig.



EVS
ENGINEERING
SURVEYING
ENVIRONMENTAL
PLANNING
EVS, INC.
10025 Valley View Road, Suite 140
Eden Prairie, Minnesota 55344
Phone: 952-646-0236
Fax: 952-646-0290
www.evs-eng.com



VICINITY MAP



PROJECT
Downtown East Ryan Companies

LOCATION
Mionneapolis, MN

SHEET
ALTA / ACSM Land Title Survey

#	DATE	REVISION
1	06/17/15	Updated Cert.

I HEREBY CERTIFY THAT THIS PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

MICHAEL R. WILLIAMS
DATE 06 / 03 / 2015
REGISTRATION NUMBER 44076

DRAWN BY	CHECKED BY
MRW	DJM
DATE	**PROJECT #**
06/16/2015	2013-031.2

SHEET NUMBER
1 OF 1

H:\2013\2013-031.2 East Village Survey - Ryan\Survey\Drawings\2013-031.2 East Village - Tract C - RLS 1825 - ATLA.dwg

PROJECT NAME
RADISSON RED MINNEAPOLIS

LOCATION
MINNEAPOLIS, MN 55415

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	5-4-2015	PDR SUBMITTAL
2	5-22-2015	LUA SUBMITTAL
3	6-24-2015	LUA RESUBMITTAL
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PRELIMINARY
NOT FOR
CONSTRUCTION

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SHEET TITLE
SURVEY

SHEET NO.
C100

DRAWN BY	CHECKED BY
TJR	DLE
JOB NO.	**DATE**
700-512	6-24-2015

Sheet Size: ANSI FULL BLEED D (22.00 X 34.00 INCHES) Last Saved By: M-WILLIAMS

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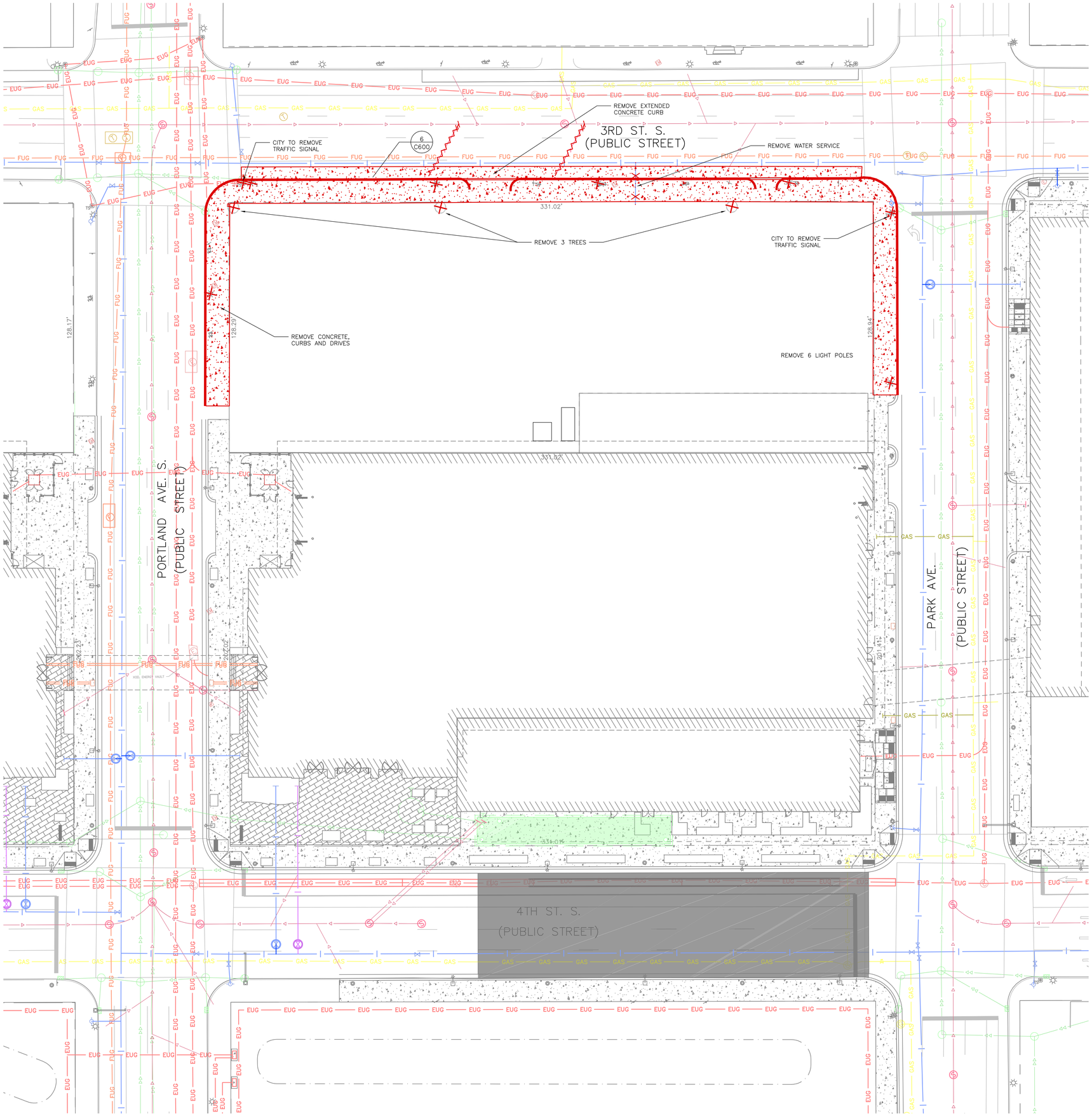

REMOVAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE COMMENCEMENT OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 1-800-252-1166 OR 811) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO EXCAVATION.
3. ALL EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO REMOVALS.
4. CONTRACTOR TO REMOVE/RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES.
5. CONTRACTOR IS RESPONSIBLE FOR ALL REMOVALS NOTED ON PLANS. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTING, OR REMOVING AND REINSTALLING ALL FENCES, SIGNS, AND OTHER MISCELLANEOUS ITEMS. SERVICE MUST BE MAINTAINED THROUGHOUT CONSTRUCTION. TEMPORARY OR PERMANENT RELOCATION OF ABOVE ITEMS MAY BE NECESSARY AND SHALL BE COORDINATED WITH THE APPROPRIATE PARTY. ALL WORK REQUIRED TO COMPLETE THE ABOVE SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
7. CARE MUST BE TAKEN DURING CONSTRUCTION AND EXCAVATION TO PROTECT ANY SURVEY MONUMENTS AND/OR PROPERTY IRONS.
8. ABANDON AND BULKHEAD ALL EXISTING SANITARY SEWER SERVICES GOING TO THE PROPERTY.

LEGEND:

REMOVAL

- CURB
- BITUMINOUS
- HEAVY DUTY BITUMINOUS
- CONCRETE
- GRAVEL
- BUILDING
- CHAIN LINK FENCE
- WOOD FENCE
- BLOCK RETAINING WALL
- STONE RETAINING WALL
- SAWCUT
- ABANDON IN PLACE
- UTILITY
- BULKHEAD
- EACH

N

0 20 40
SCALE IN FEET

RYAN®
BUILDING LASTING RELATIONSHIPS

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

PROJECT NAME
RADISSON RED MINNEAPOLIS

LOCATION
MINNEAPOLIS, MN 55415

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	5-4-2015	PDR SUBMITTAL
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3	6-24-2015	LUA RESUBMITTAL
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PRELIMINARY NOT FOR CONSTRUCTION

6/24/2015 10:47:42 AM

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

DAN ELENBAAS

REGISTRATION NO.
44614

DATE
6-24-2015

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SHEET TITLE
REMOVALS PLAN

SHEET NO.
C102

DRAWN BY
TJR

CHECKED BY
DLE

JOB NO.
700-512

DATE
6-24-2015

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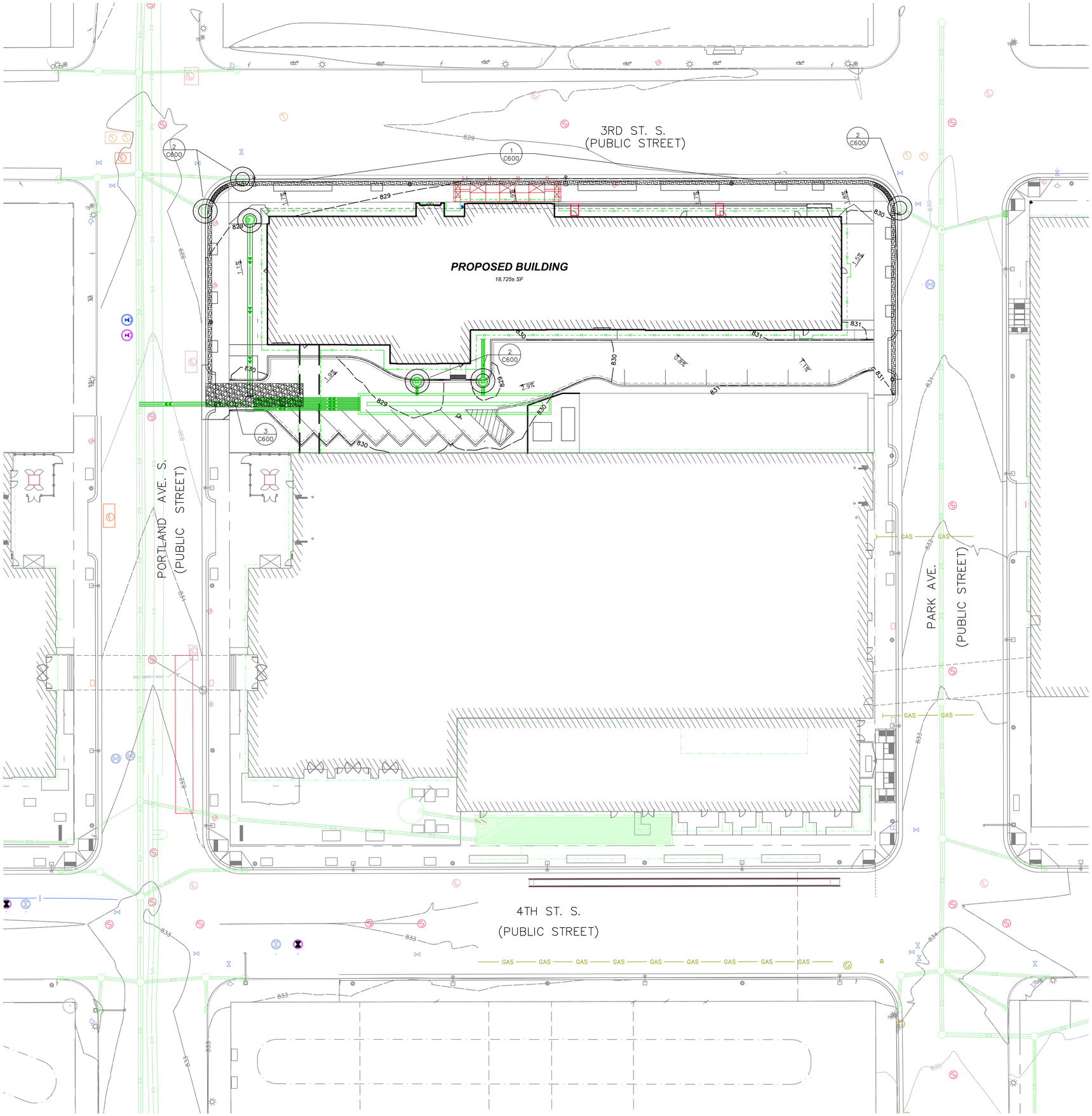

EROSION CONTROL NOTES:

1. CONTRACTOR MUST CALL A CONSTRUCTION START 48 HOURS PRIOR TO ANY LAND DISTURBANCES (612–673–3867). FAILURE TO DO SO MAY RESULT IN FINES, THE REVOCATION OF PERMIT AND STOP WORK ORDER BEING ISSUED.
2. INSTALL PERIMETER EROSION CONTROL AND ROCK CONSTRUCTION ENTRANCE AT LOCATIONS SHOWN ON THE PLANS PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES.
3. CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY AND STATE PERMITS AS REQUIRED.
4. THE CONTRACTOR, DEVELOPER AND OWNER SHALL REQUEST THE EROSION CONTROL INSPECTOR TO INSPECT AND APPROVE WORK COMPLETED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, AND IN ACCORDANCE WITH THE ORDINANCE. THE CONTRACTOR, DEVELOPER OR OWNER SHALL BE REQUIRED TO OBTAIN WRITTEN APPROVAL BY THE INSPECTOR AT THE STAGES OF DEVELOPMENT AS OUTLINED IN SECTION 52.260, SUBSECTIONS (1), (2) AND (3).
5. REFER TO NOTE 5 ON SHEET C600 AND THE STORMWATER POLLUTION PREVENTION PLAN IN THE ON SITE GREEN BOOK FOR ADDITION EROSION AND SEDIMENT CONTROL DIRECTION.

	ESTIMATED QUANTITIES
BIOROLL (LF)	550
ROCK CONSTRUCTION ENTRANCE (SF)	600
INLET PROTECTION (EACH)	6

LEGEND:

EXISTING	PROPOSED	
830	830	MAJOR CONTOUR
831	831	MINOR CONTOUR
		HIGH WATER LEVEL
		STORM SEWER PIPE
		DRAINTILE
		STORM INLET
		STORM MANHOLE
		FLARED END SECTION
		STORM CLEANOUT
		STORM FITTINGS
1.00%	1.00%	ONE–POINT PERCENT GRADE
1.00%	1.00%	TWO–POINT PERCENT GRADE
3:1	3:1	SLOPE RATIO
		CONSTRUCTION LIMITS
		ROCK CONSTRUCTION ENTRANCE
		INLET PROTECTION
		BIO–ROLLS

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SCALE IN FEET

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

PROJECT NAME
RADISSON RED MINNEAPOLIS

LOCATION
MINNEAPOLIS, MN 55415

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

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

DAN ELENBAAS

REGISTRATION NO. 44614
DATE 6-24-2015

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SHEET TITLE
EROSION CONTROL PLAN

SHEET NO.
C200

DRAWN BY TJR
CHECKED BY DLE
JOB NO. 700-512
DATE 6-24-2015

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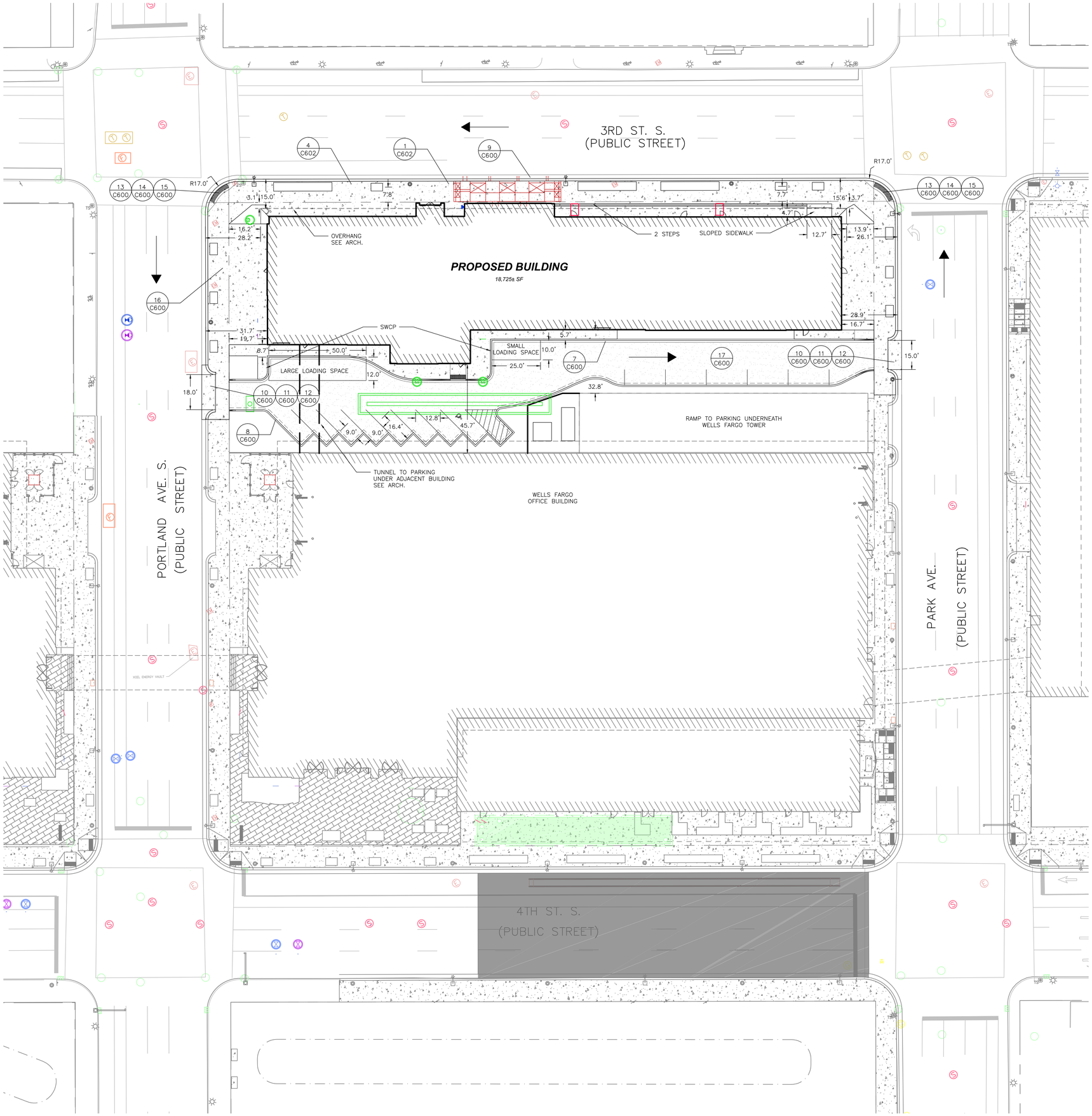

SITE NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF MINNEAPOLIS SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR MUST FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING CONDITIONS. THIS WOULD INCLUDE ALL EXISTING UTILITIES AND TOPOGRAPHIC FEATURES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT, OR TO PROPERTY LINE UNLESS OTHERWISE NOTED.
4. STREET LIGHTING INSTALLED AS PART OF THE PROJECT SHALL BE INSPECTED BY THE CITY. CONTRACTORS SHALL ARRANGE FOR INSPECTIONS WITH THE TRAFFIC DEPARTMENT. PLEASE CONTACT DAVE PREHALL AT (612) 673-5759 FOR FURTHER INFORMATION. ANY LIGHTING INSTALLATIONS NOT MEETING CITY SPECIFICATIONS WILL BE REQUIRED TO BE REINSTALLED AT OWNER EXPENSE.
5. AN OBSTRUCTION PERMIT IS REQUIRED ANYTIME CONSTRUCTION WORK IS PERFORMED IN THE PUBLIC RIGHT OF WAY. PLEASE CONTACT SCOTT KRAMER AT (612) 673-2383 REGARDING DETAILS OF SIDEWALK AND LANE CLOSURES. LOG ON TO HTTP://MINNEAPOLIS.MN.ROWAY.NET/ FOR A PERMIT.
6. CONTACT ALLAN KLUGMAN AT (612) 673-2743 PRIOR TO CONSTRUCTION FOR THE TEMPORARY REMOVAL/TEMPORARY RELOCATION OF ANY CITY OF MINNEAPOLIS SIGNAL SYSTEM THAT MAY BE IN THE WAY OF CONSTRUCTION.
7. ALL COSTS FOR RELOCATION AND/OR REPAIR OF CITY TRAFFIC FACILITIES SHALL BE BORNE BY THE CONTRACTOR AND/OR PROPERTY OWNER.
8. CONTACT DOUG MADAY AT (612) 673-5755 PRIOR TO CONSTRUCTION FOR THE REMOVAL OF ANY CITY OF MINNEAPOLIS RIGHT OF WAY SIGNS THAT MAY BE IN THE WAY OF CONSTRUCTION.

	EXISTING	PROPOSED
TOTAL AREA	42,574 SF	42,574 SF
PERVIOUS AREA	0 SF	4,173 SF
IMPERVIOUS AREA	42,574 SF	38,401
PERCENT IMPERVIOUS	100.0%	90.2%

LEGEND:

EXISTING	PROPOSED	
		PROPERTY BOUNDARY
		LOT LINE
		CURB
	TIP OUT	EASEMENT
		BITUMINOUS
		CONCRETE
X	X	CHAIN LINK FENCE
		WOOD FENCE
		NORMAL WATER LEVEL
		HIGH WATER LEVEL
		STREET LIGHT
TS	TS	TRAFFIC SIGNAL
		POWER POLE
		SIGN
		BOLLARD
		PROPERTY CORNER
		DECIDUOUS TREE
		CONIFEROUS TREE
		TRUNCATED DOME
		BENCHMARK

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SCALE IN FEET

RYAN®
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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

PROJECT NAME
RADISSON RED MINNEAPOLIS

LOCATION
MINNEAPOLIS, MN 55415

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	5-4-2015	PDR SUBMITTAL
2	5-22-2015	LUA SUBMITTAL
3	6-24-2015	LUA RESUBMITTAL
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PRELIMINARY NOT FOR CONSTRUCTION

6/24/2015 10:51:37 AM

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

DAN ELENBAAS

REGISTRATION NO.
44614

DATE
6-24-2015

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SHEET TITLE
SITE PLAN

SHEET NO.
C300

DRAWN BY
TJR

CHECKED BY
DLE

JOB NO.
700-512

DATE
6-24-2015

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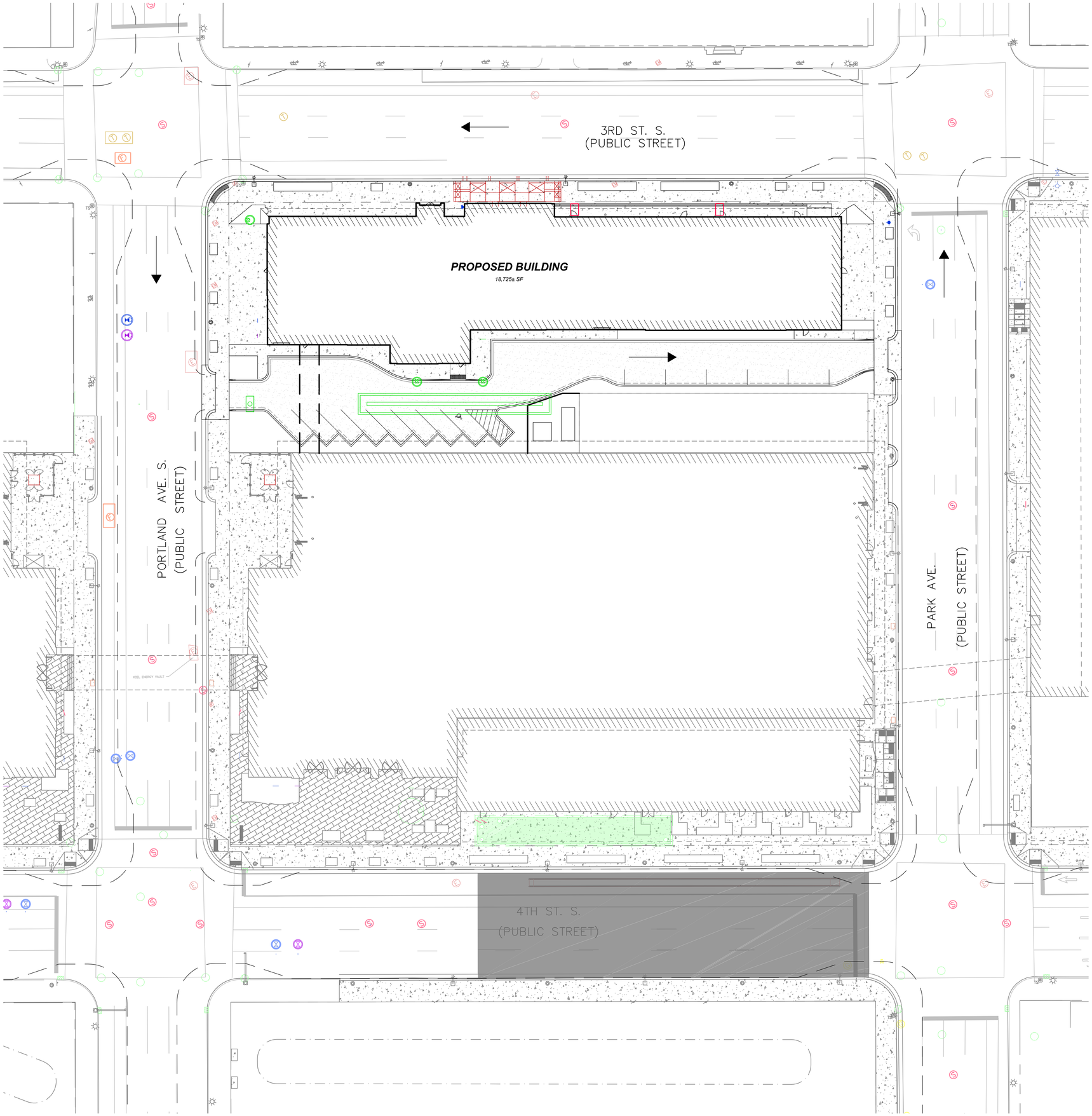

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		POWER POLE
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		BOLLARD
		PROPERTY CORNER
		DECIDUOUS TREE
		CONIFEROUS TREE
		TRUNCATED DOME
		BENCHMARK

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SCALE IN FEET

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

PROJECT NAME
RADISSON RED MINNEAPOLIS

LOCATION
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PRELIMINARY NOT FOR CONSTRUCTION

6/24/2015 10:53:12 AM

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

DAN ELENBAAS

REGISTRATION NO.
44614

DATE
6-24-2015

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SHEET TITLE
ALTERNATE SITE PLAN

SHEET NO.
C301

DRAWN BY
TJR

CHECKED BY
DLE

JOB NO.
700-512

DATE
6-24-2015

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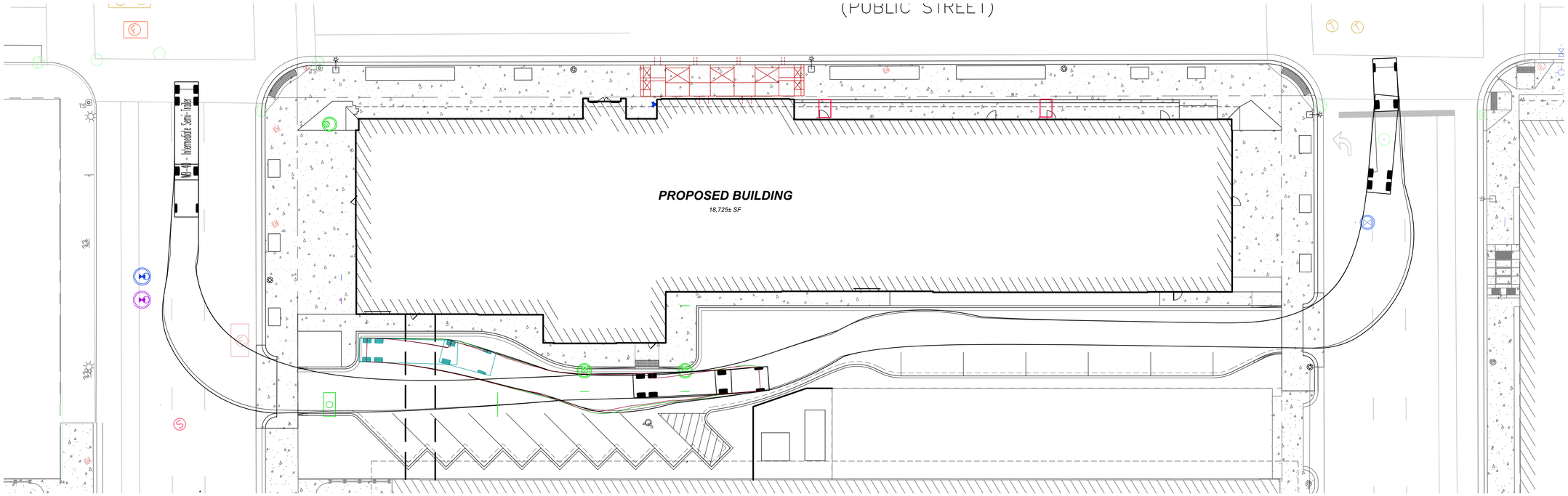
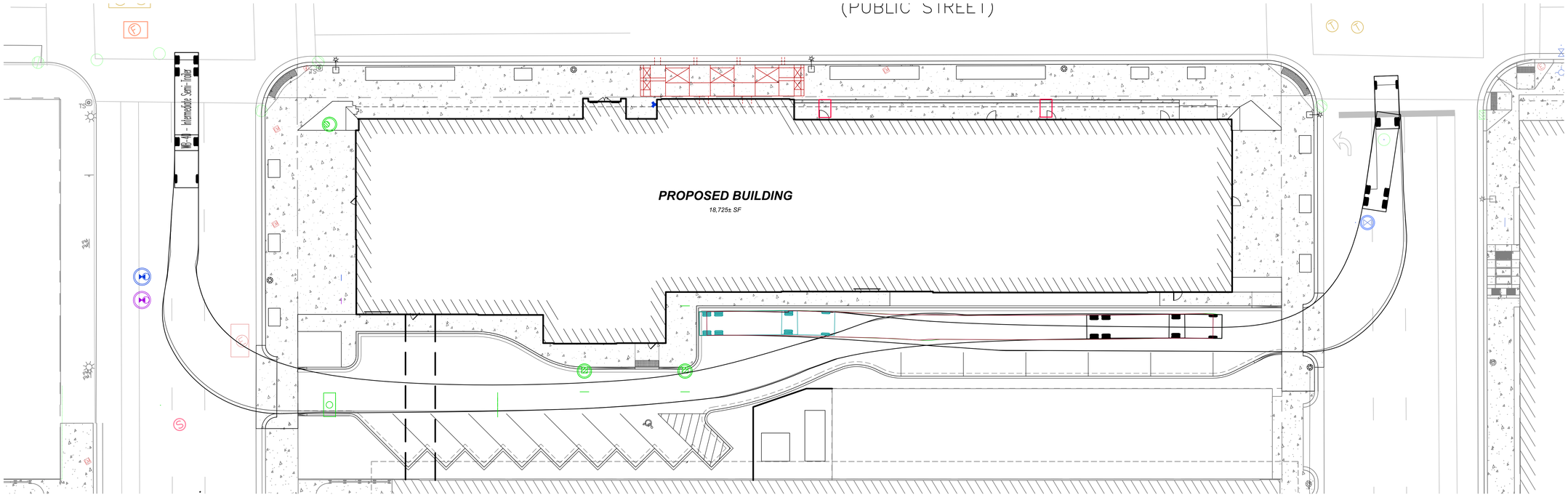


WEST LOADING SPACE WB-40 TRUCK MOVEMENT



EAST LOADING SPACE WB-40 TRUCK MOVEMENT

RYAN
BUILDING LASTING RELATIONSHIPS

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

PROJECT NAME
RADISSON RED MINNEAPOLIS

LOCATION
MINNEAPOLIS, MN 55415

SCALE 0 15 30 IN FEET

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
1	5-4-2015	PDR SUBMITTAL
2	5-22-2015	LUA SUBMITTAL
3	6-24-2015	LUA RESUBMITTAL
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DAN ELENBAAS

REGISTRATION NO. 44614
DATE 6-24-2015

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SHEET TITLE
TRUCK MOVEMENTS

SHEET NO.
C302

DRAWN BY TJR
CHECKED BY DLE
JOB NO. 700-512
DATE 6-24-2015

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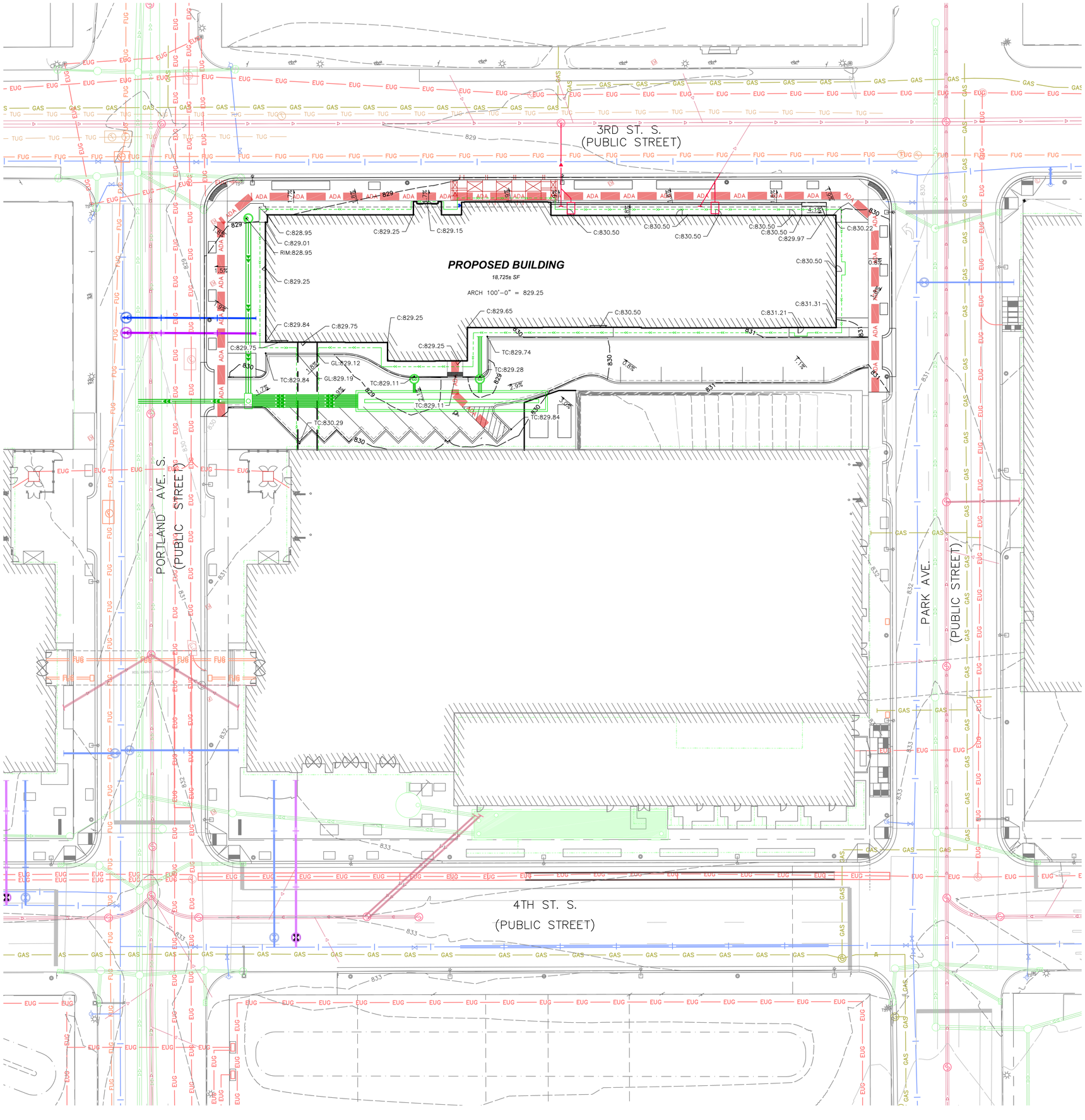

GRADING NOTES:

1. SUBCONTRACTORS WHOSE WORK REQUIRES EXCAVATION SHALL CONTACT "GOPHER STATE ONE-CALL" (651-454-0002 OR 1-800-252-1166 OR 811) FOR UTILITY LOCATIONS 48 HOURS PRIOR TO EXCAVATION. HE/SHE SHALL REPAIR OR REPLACE DAMAGED UTILITIES DURING CONSTRUCTION AT NO COST TO OWNER OR GENERAL CONTRACTOR.
2. EXISTING TOPOGRAPHY PER EVS SURVEY DATED 08/08/2013.
3. CONTRACTOR MUST FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING CONDITIONS. THIS WOULD INCLUDE ALL EXISTING UTILITIES AND TOPOGRAPHIC FEATURES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
4. SUITABLE GRADING MATERIAL SHALL CONSIST OF ALL SOIL ENCOUNTERED ON THE SITE WITH EXCEPTION OF TOPSOIL, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL AS DIRECTED BY THE GEOTECHNICAL ENGINEER. STOCKPILE TOPSOIL AND GRANULAR FILL AT LOCATIONS DIRECTED BY GENERAL CONTRACTOR.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF THE EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. PROPOSED GRADES SHOWN ARE FINISHED GRADES.
8. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE SUBCONTRACTOR AND SHALL BE DISPOSED OFF THE CONSTRUCTION SITE.
9. EARTHWORK & PAVING CONTRACTORS ARE RESPONSIBLE FOR GRADING AND SLOPING THE FINISHED GROUND SURFACE TO PROVIDE SMOOTH & UNIFORM SLOPES, WHICH PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AND PREVENT PONDING IN LOWER AREAS. ANY DERIVATION FROM PLANS SHALL BE APPROVED BY THE PROJECT ENGINEER.
10. GRADING BEHIND CURBS SHALL START AT THE TOP OF CURB.
11. VERIFY THAT EXISTING UTILITIES HAVE ADEQUATE COVER TO MEET PROVIDER REQUIREMENTS IN AREAS OF GRADE REVISIONS.
12. RETURN ALL TEMPORARY DIVERSIONS TO EXISTING GRADE UPON FINAL STABILIZATION.
13. CONTRACTORS TO FOLLOW XCEL SAFETY GUIDELINES INSIDE EASEMENT AREAS.
14. REMOVE SEDIMENT FROM EXISTING STORM SEWER IF PRESENT.
15. THE CONTRACTOR, PROPERTY OWNER OR RESPONSIBLE PARTY SHALL CONTACT MINNEAPOLIS SURFACE WATERS AND SEWERS 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION RELATED TO OR IN THE LOCATION OF THE PROPOSED STORMWATER MANAGEMENT BMP (CONTACT PAUL CHELLSEN, 673-2406 OR PAUL.CHELLSEN@MINNEAPOLISMN.GOV).
16. UPON THE PROJECT'S COMPLETION THE GENERAL CONTRACTOR, PROPERTY OWNER OR RESPONSIBLE PARTY SHALL PROVIDE TO THE DEPARTMENT OF PUBLIC WORKS A FINAL STORMWATER MANAGEMENT REPORT INCLUDING RECORD DRAWINGS. THIS REPORT WILL SERVE AS A MEANS OF VERIFICATION THAT THE INTENT OF THE APPROVED STORMWATER MANAGEMENT DESIGN HAS BEEN MET. THIS FINAL REPORT SHALL SUBSTANTIATE THAT ALL ASPECTS OF THE ORIGINAL DESIGN HAVE BEEN ADEQUATELY PROVIDED FOR BY THE CONSTRUCTION OF THE PROJECT.

LEGEND:

EXISTING	PROPOSED	
830	830	MAJOR CONTOUR
831	831	MINOR CONTOUR
		HIGH WATER LEVEL
		STORM SEWER PIPE
		DRAINTILE
		STORM INLET
		STORM MANHOLE
		FLARED END SECTION
		STORM CLEANOUT
		STORM FITTINGS
1.00%	1.00%	ONE-POINT PERCENT GRADE
1.00%	1.00%	TWO-POINT PERCENT GRADE
3:1	3:1	SLOPE RATIO
	-3.6 0.3	CUT / FILL DEPTH
P:830.62	P:830.62	PAVEMENT ELEVATION
C:830.62	C:830.62	CONCRETE ELEVATION
GL:830.62	GL:830.62	GUTTER LINE ELEVATION
TC:830.62	TC:830.62	TOP OF CURB ELEVATION
TC=GL:830.62	TC=GL:830.62	TOP OF CURB=GUTTER LINE
TW:830.62	TW:830.62	TOP OF WALL ELEVATION
BW:830.62	BW:830.62	BOTTOM OF WALL ELEVATION
G:830.62	G:830.62	GROUND ELEVATION
NG:830.62		NATURAL GROUND
	FFE:830.62	FINISHED FLOOR ELEVATION
	RIM:830.62	STRUCTURE RIM ELEVATION
SB-1		SOIL BORING
		BENCHMARK

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SCALE IN FEET

RYAN®
BUILDING LASTING RELATIONSHIPS

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

PROJECT NAME
RADISSON RED MINNEAPOLIS

LOCATION
MINNEAPOLIS, MN 55415

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	5-4-2015	POR SUBMITTAL
2	5-22-2015	LUA SUBMITTAL
3	6-24-2015	LUA RESUBMITTAL
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DAN ELENBAAS

REGISTRATION NO. 44614
DATE 6-24-2015

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SHEET TITLE
GRADING PLAN

SHEET NO.
C400

DRAWN BY TJR
CHECKED BY DLE
JOB NO. 700-512
DATE 6-24-2015

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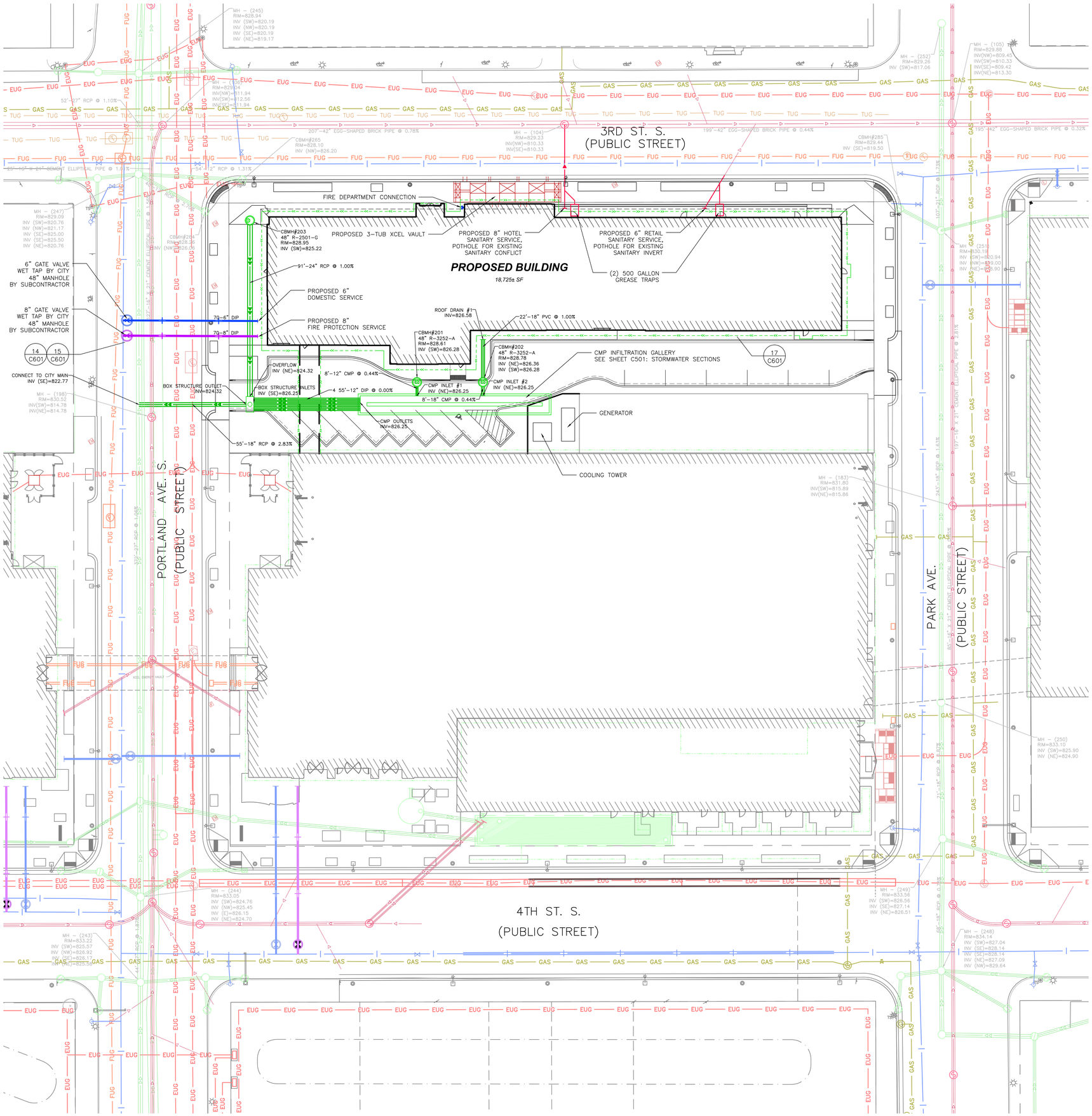

UTILITY NOTES:

1. PRIOR TO CONSTRUCTION, SUBCONTRACTORS WHOSE WORK REQUIRES EXCAVATION SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND INVERTS, SHOWN OR NOT SHOWN. ANY DISCREPANCY BETWEEN PLANS AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
2. THE UTILITY CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF THE BUILDING PIPE SYSTEM PRIOR TO CONSTRUCTING SERVICE CONNECTIONS.
3. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF MINNEAPOLIS SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
4. UTILITY TRENCHES SHALL BE COMPACTED IN ACCORDANCE WITH GUIDELINES PROVIDED BY GEOTECHNICAL ENGINEER.
5. CONNECTION TO THE EXISTING SANITARY SEWER AND WATER REQUIRES INSPECTION BY THE CITY OF MINNEAPOLIS.
6. FIELD ADJUST ALL CASTINGS TO MATCH FINAL GRADES.
7. THE EXISTING BITUMINOUS PAVEMENT SHALL BE SAWCUT IN ACCORDANCE WITH MINNEAPOLIS UTILITY CONNECTION REQUIREMENTS.
8. THE UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING THE APPROPRIATE SEWER, WATER AND PLUMBING PERMITS FROM THE CITY'S BUILDING DEPARTMENT.
9. GENERAL CONTRACTOR SHALL COORDINATE WORK WITH ALL UTILITY COMPANIES.
10. MINIMUM DEPTH TO TOP OF WATER LINES TO BE 7.5' FROM FINISHED GRADE.
11. MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY, STORM AND WATERMAIN TO BE 1.5'. MINIMUM HORIZONTAL CLEARANCE BETWEEN SANITARY AND WATERMAIN TO BE 10'.
12. THE CONTRACTOR, PROPERTY OWNER OR RESPONSIBLE PARTY SHALL CONTACT MINNEAPOLIS SURFACE WATERS AND SEWERS 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION RELATED TO OR IN THE LOCATION OF THE PROPOSED STORMWATER MANAGEMENT BMP (CONTACT PAUL CHELLSEN, 612-673-2406 OR PAUL.CHELLSEN@MINNEAPOLISMN.GOV).
13. UPON THE PROJECT'S COMPLETION THE GENERAL CONTRACTOR, PROPERTY OWNER OR RESPONSIBLE PARTY SHALL PROVIDE TO THE DEPARTMENT OF PUBLIC WORKS A FINAL STORMWATER MANAGEMENT REPORT INCLUDING RECORD DRAWINGS. THIS REPORT WILL SERVE AS A MEANS OF VERIFICATION THAT THE INTENT OF THE APPROVED STORMWATER MANAGEMENT DESIGN HAS BEEN MET. THIS FINAL REPORT SHALL SUBSTANTIATE THAT ALL ASPECTS OF THE ORIGINAL DESIGN HAVE BEEN ADEQUATELY PROVIDED FOR BY THE CONSTRUCTION OF THE PROJECT.

LEGEND:

EXISTING	PROPOSED	
		STORM SEWER PIPE
		DRAINTILE
		STORM INLET
		STORM MANHOLE
		STORM CLEANOUT
		STORM FITTINGS
		SANITARY SEWER PIPE
		SANITARY SEWER FORCE MAIN
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		WATER MAIN
		HYDRANT
		GATE VALVE
		WATER MANHOLE
		BUTTERFLY VALVE
		POST INDICATOR VALVE
		REDUCER
		METER
		CHECK VALVE
		FIRE DEPARTMENT CONNECTION
		WELL
		FIRE SPRINKLER
		IRRIGATION
		IRRIGATION CONTROL BOX
GAS	GAS	NATURAL GAS
EOH	EOH	ELECTRIC OVERHEAD
EUG	EUG	ELECTRIC UNDERGROUND
FOH	FOH	FIBER OPTIC OVERHEAD
FUG	FUG	FIBER OPTIC UNDERGROUND
TOH	TOH	TELEPHONE OVERHEAD
TUG	TUG	TELEPHONE UNDERGROUND
COH	COH	CABLE OVERHEAD
	CUG	CABLE UNDERGROUND
STM	STM	STEAM
CHW	CHW	CHILLED WATER
PET	PET	PETROLEUM
		ELECTRIC HANDHOLE
		ELECTRIC MANHOLE
		ELECTRIC METER
		TRANSFORMER
GEN		GENERATOR
		LIGHT POLES
		TRAFFIC SIGNAL
		POWER POLE
		GAS VALVE
		GAS METER
		FIBER OPTIC MANHOLE
		CABLE MANHOLE
		CABLE BOX
		TELEPHONE MANHOLE
		TELEPHONE BOX

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SCALE IN FEET

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BUILDING LASTING RELATIONSHIPS

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

PROJECT NAME
RADISSON RED MINNEAPOLIS

LOCATION
MINNEAPOLIS, MN 55415

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
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DAN ELENBAAS

REGISTRATION NO.
44614

DATE
6-24-2015

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SHEET TITLE
UTILITY PLAN

SHEET NO.
C500

DRAWN BY
TJR

CHECKED BY
DLE

JOB NO.
700-512

DATE
6-24-2015

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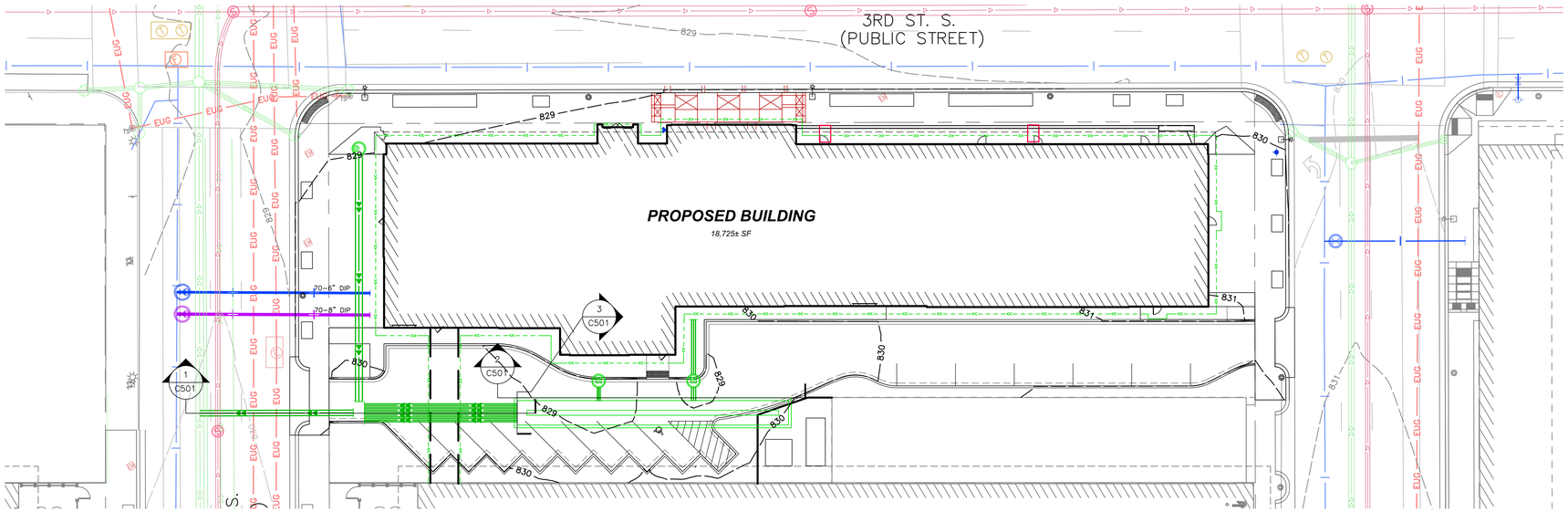

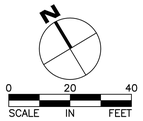

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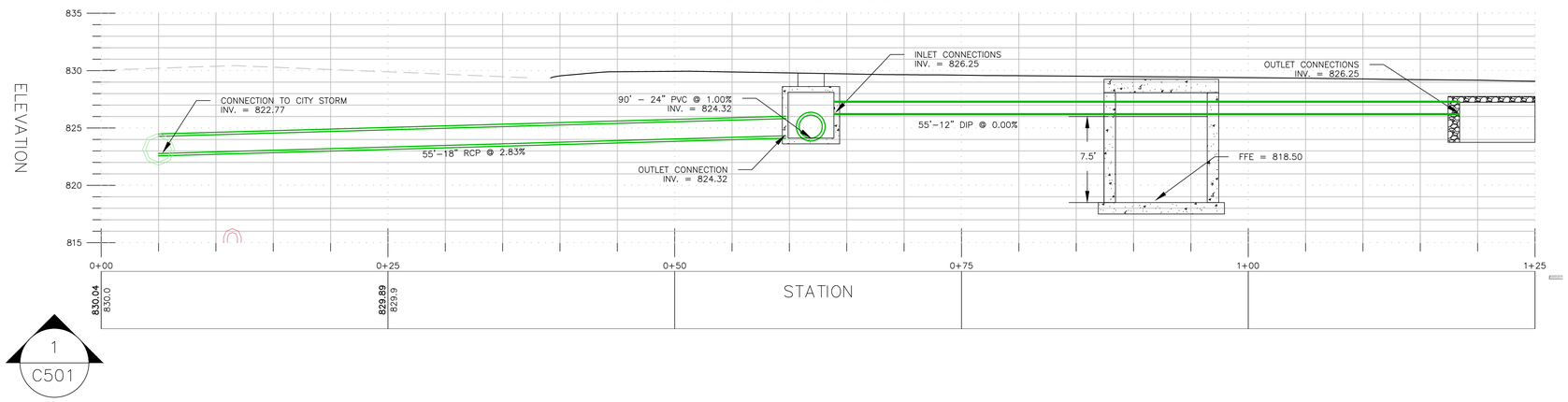

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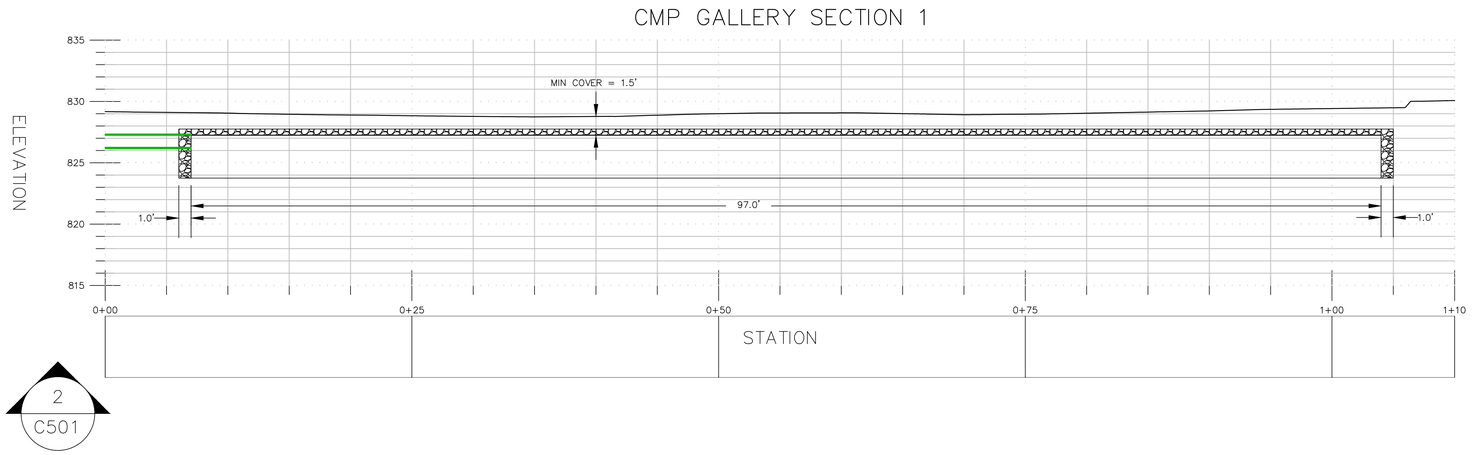

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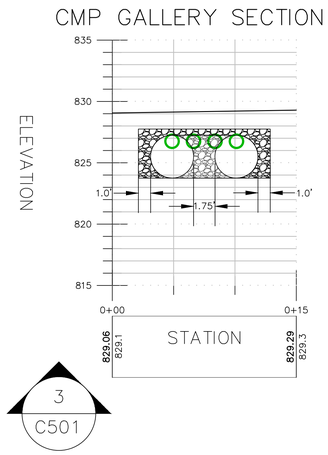

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REGISTRATION NO.
44614

DATE
6-24-2015

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SHEET TITLE
STORMWATER SECTIONS

SHEET NO.
C501

DRAWN BY
TJR

CHECKED BY
DLE

JOB NO.
700-512

DATE
6-24-2015

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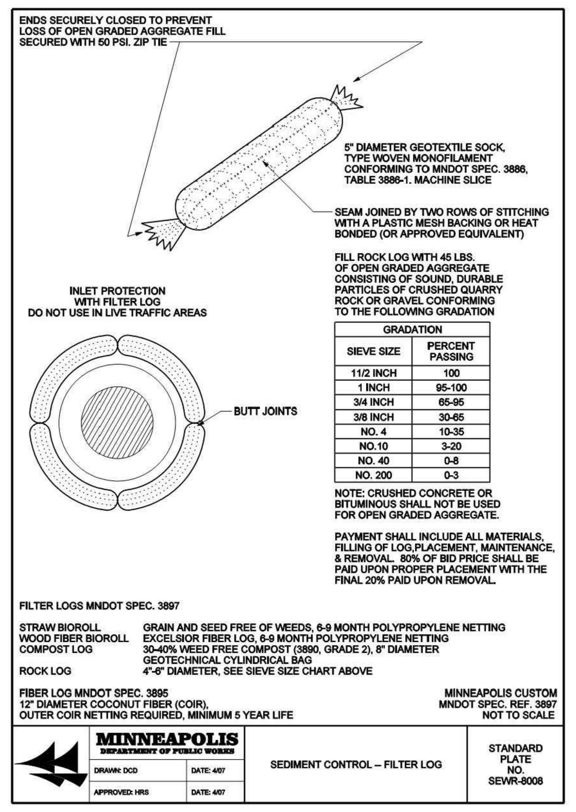
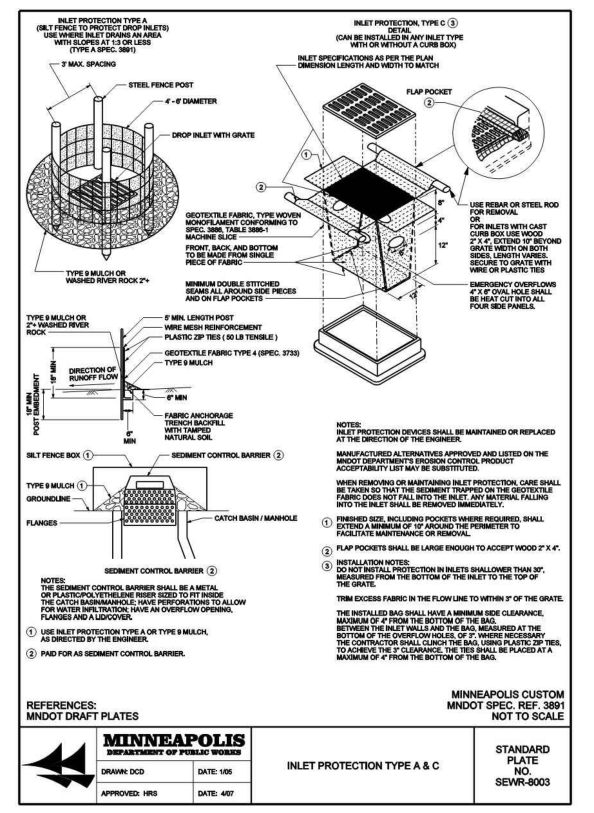


1 / C600 NTS



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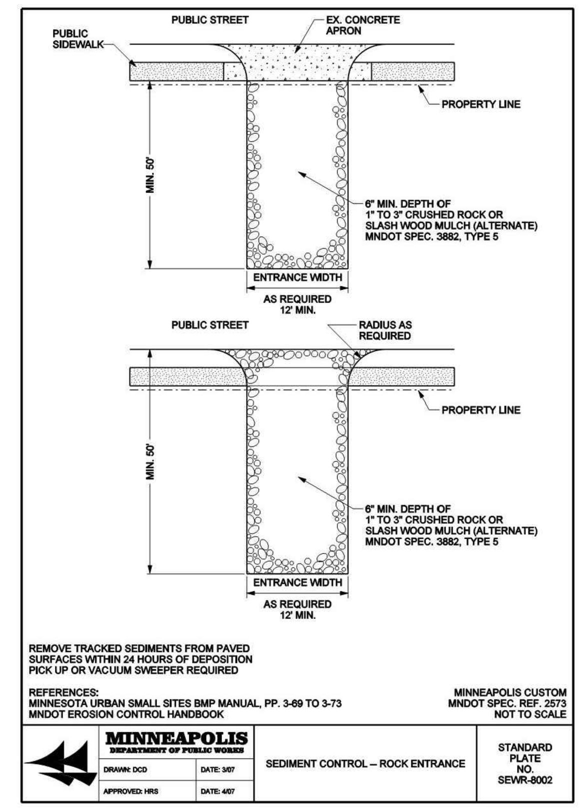


3 / C600 NTS

EROSION AND SEDIMENT CONTROL NOTES

INSTALL PERIMETER EROSION CONTROLS AS INDICATED IN PLANS PRIOR TO START OF WORK. HAY BALES ARE NOT ALLOWED AS EROSION & SEDIMENT CONTROL DEVICE IN MINNEAPOLIS.

ESTABLISH ROCK CONSTRUCTION ENTRANCES PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES. 1 1/2" - 3" WASHED AGGREGATE IS RECOMMENDED FOR ROCK ENTRANCES, A GEOTEXTILE FABRIC IS REQUIRED.

REMOVE ALL SOILS AND SEDIMENTS DEPOSITED ONTO PUBLIC AND/OR PRIVATE PAVEMENT AREAS WITHIN 24 HOURS OF DEPOSITION. REMOVAL OF TRACKING MATERIALS SHALL BE COMPLETED AT THE END OF EACH WORK DAY WHEN TRACKING OCCURS. SWEEPING MAY BE ORDERED AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION AND IN SUCH A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.

INSTALL INLET PROTECTION IN ALL DOWNSTREAM CATCH BASINS WHICH RECEIVE RUNOFF FROM THE DISTURBED AREA. CATCH BASIN INSERTS ARE REQUIRED AT ALL LOCATIONS NOT WITHIN THE DISTURBED AREA WHICH RECEIVE RUNOFF (MNDOT TYPE C INLET PROTECTION). NOTE HAY BALES AND SILT FENCE WRAPPED GRATES ARE NOT EFFECTIVE AND ARE NOT APPROVED FOR USE AS INLET PROTECTION DEVICES.

LOCATE ALL SOIL AND DIRT PILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. ALL STOCK PILES THAT REMAIN IN PLACE FOR 7 DAYS OR MORE SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPING OR OTHER MEANS. TEMPORARY STOCK PILES LOCATED ON PAVED SURFACES MUST BE AT LEAST 2 FEET OR MORE AWAY FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF REMAINING MORE THAN 24 HOURS.

MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A WEEKLY BASIS AND REPLACE DETERIORATED, DAMAGED OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PERFORMED WHENEVER THE DEVICE IS 30% FULL, FAILURE TO MAINTAIN EROSION CONTROL DEVICES MAY LEAD TO FURTHER ENFORCEMENT ACTION. WEEKLY INSPECTIONS REQUIRED AND AFTER EACH 1/2" OR MORE RAIN EVENT WITHIN 24 HRS.

READY MIXED CONCRETE AND BATCH PLANT WASHOUTS PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY, DESIGNATE CONCRETE WASHOUT AND MIXING LOCATIONS IN THE EROSION CONTROL PLANS. UNDER NO CIRCUMSTANCES MAY WASHOUT WATER DRAIN ONTO THE PUBLIC RIGHT OF WAY OR INTO THE PUBLIC STORM DRAIN.

TEMPORARILY OR PERMANENTLY STABILIZE ALL DENUDED AREAS WHICH HAVE BEEN FINISH GRADED WITHIN 7-14 DAYS (SLOPE DEPENDENT). USE SEEDING AND MULCHING, EROSION CONTROL MATTING AND/OR SODDING WITH TEMPORARY STAKING IN GREEN SPACE AREAS. USE EARLY APPLICATION OF GRAVEL BASE FOR AREAS DESIGNATED FOR PAVED SURFACING.

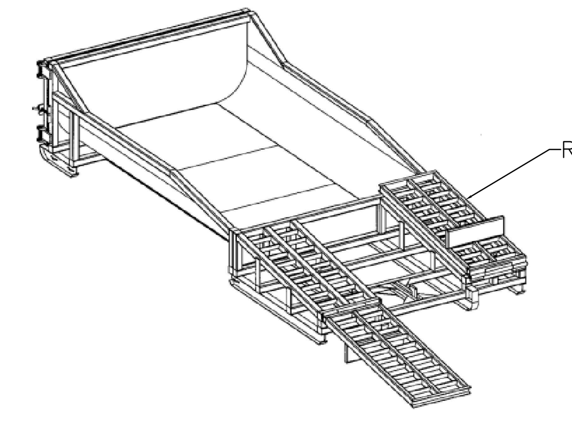
REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL AND NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION AND PERMANENT VEGETATION HAS BEEN ESTABLISHED, MINIMUM VEGETATION COVER OF 70% REQUIRED, ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED UNTIL THE SITE HAS 70% ESTABLISHED VEGETATIVE COVER AND ALL PAVED AREAS HAVE BEEN STABILIZED WITH THE SELECTED PAVEMENT TYPE.

ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY OTHER PERMITTING AGENCIES, IT IS THE RESPONSIBILITY OF THE PROJECT ENGINEER TO VERIFY THAT THE CITY AND ALL OTHER AGENCY REQUIREMENTS ARE MET.

MINNEAPOLIS CUSTOM
MNDOT SPEC. REF. 2573
NOT TO SCALE

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS		EROSION CONTROL NOTES	STANDARD PLATE NO. SEWR-8007
DRAWN: DCD	DATE: 8/06		
APPROVED: HRS	DATE: 3/07		

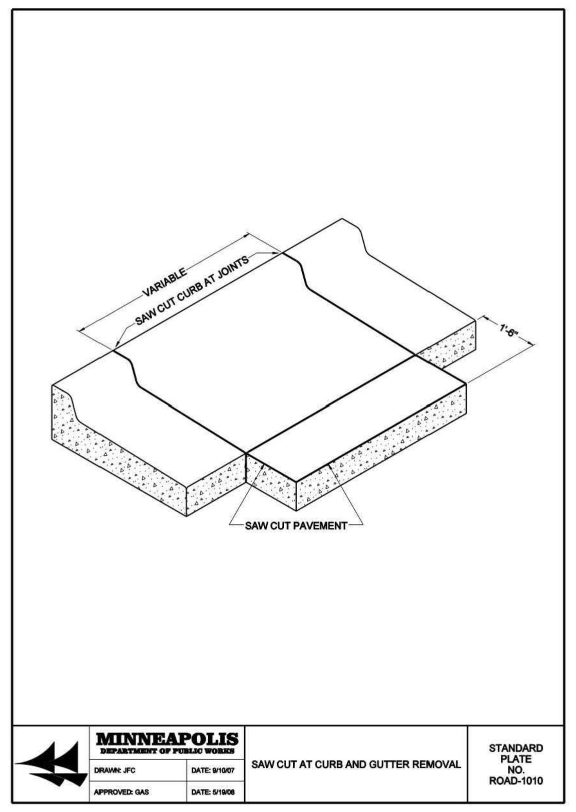
4 / C600 NTS



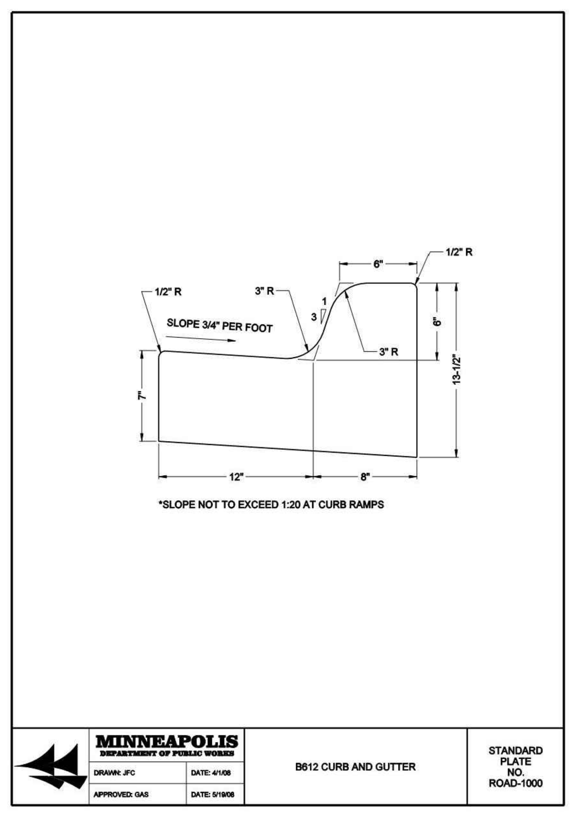
–CONTAINER MUST BE PORTABLE, TEMPORARY AND WATERTIGHT.
–WASHOUT WATER MUST BE DISPOSED OF OR TREATED AND RECYCLED IN AN ENVIRONMENTALLY SAFE MANNER AND IN ACCORDANCE WITH FEDERAL, STATE OR LOCAL REGULATORY GUIDELINES

PORTABLE CONCRETE WASHOUT

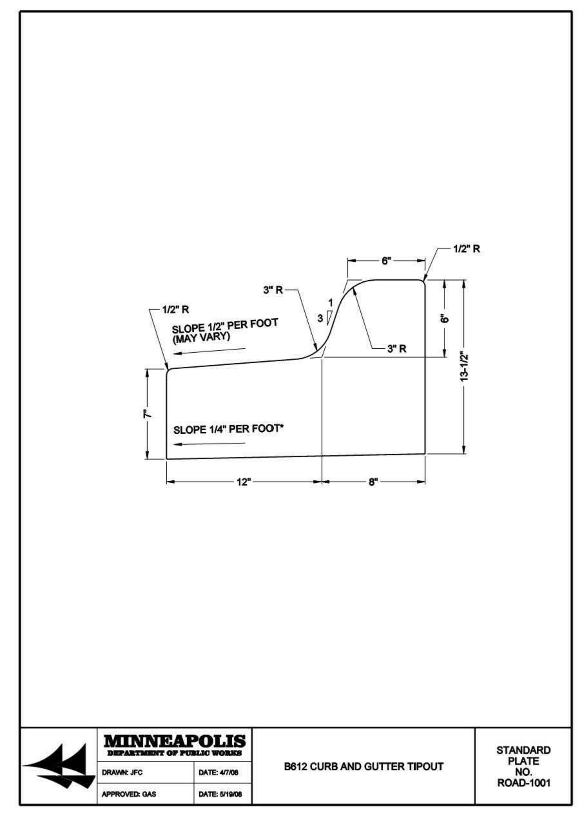
5 / C600 NTS



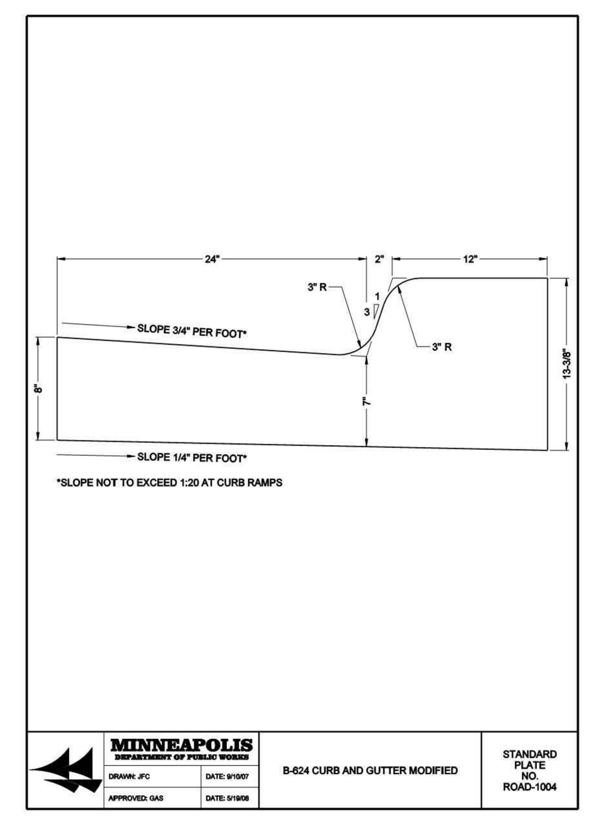
6 / C600 NTS



7 / C600 NTS



8 / C600 NTS



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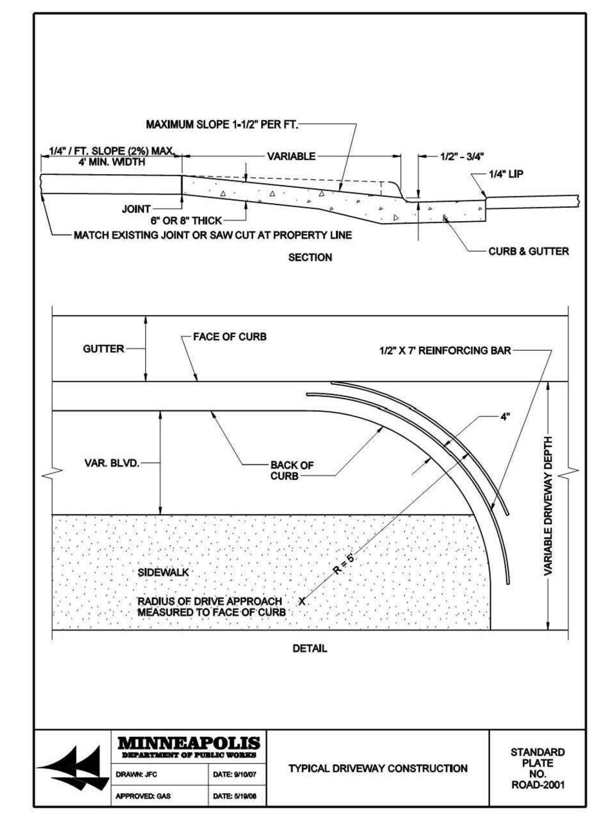

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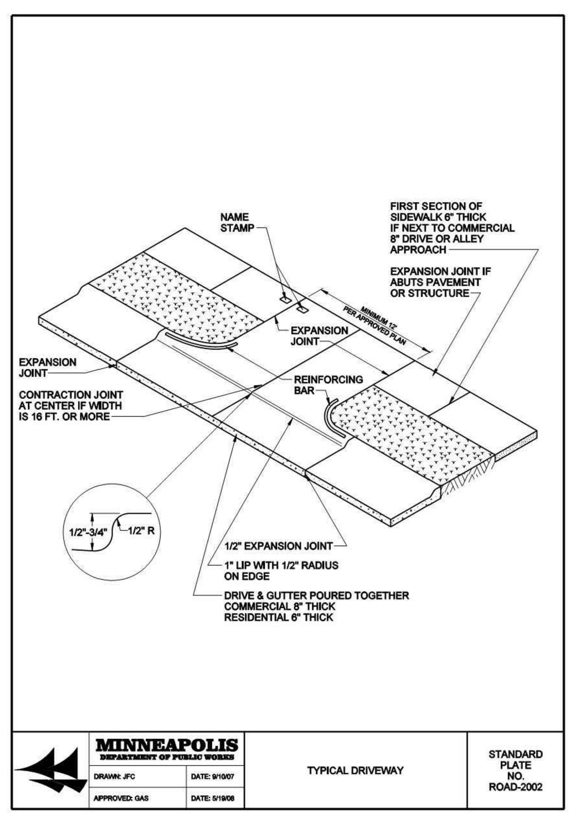

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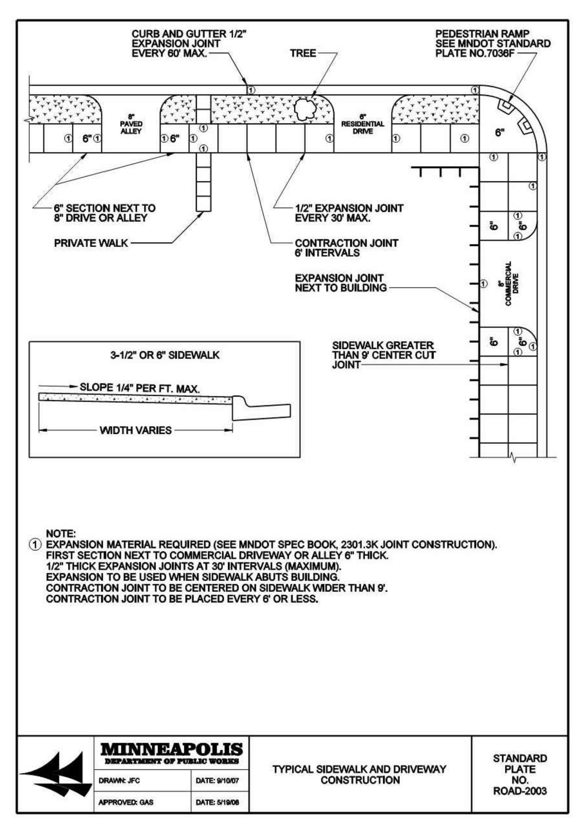

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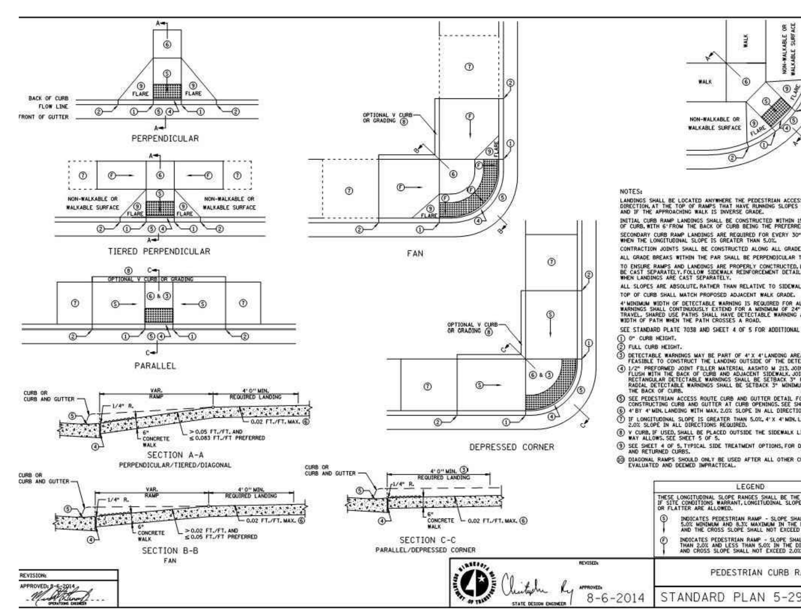

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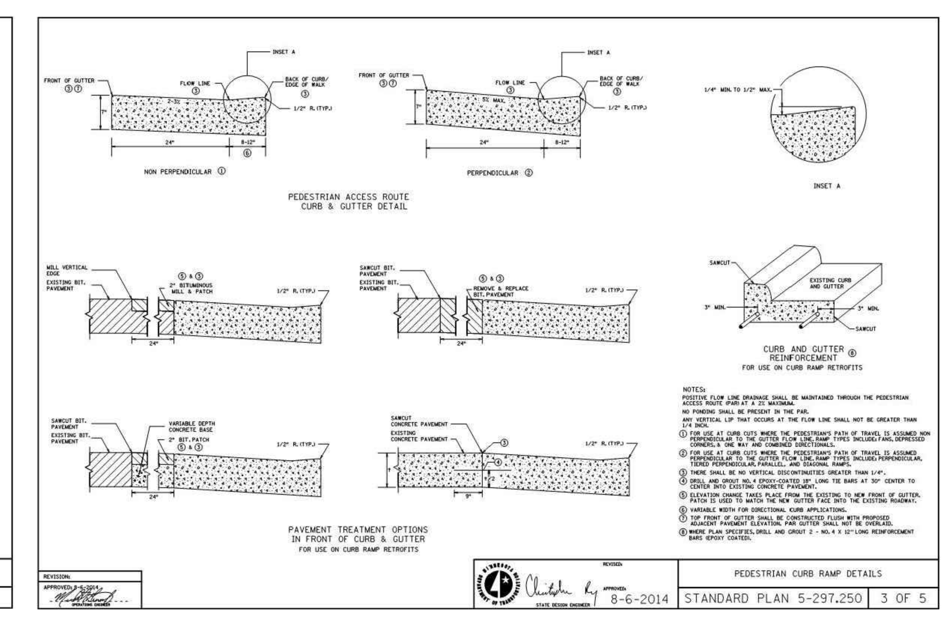

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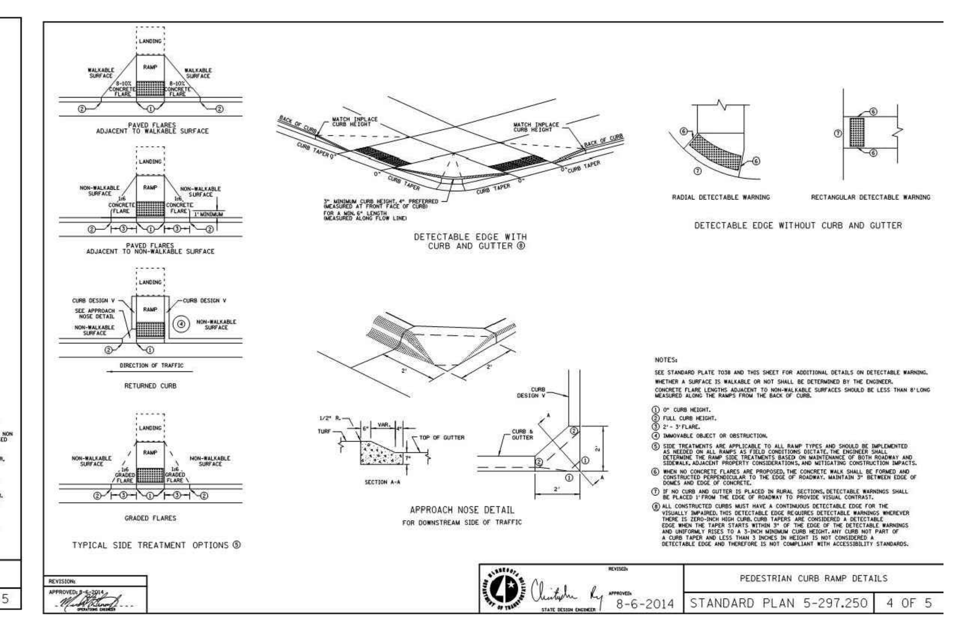

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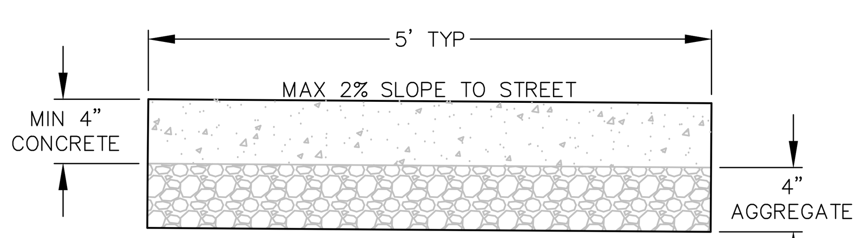


NOTES:

REFERENCE TO MN-DOT SPEC. 2521

CONTRACTION JOINTS AT 5' SPACING

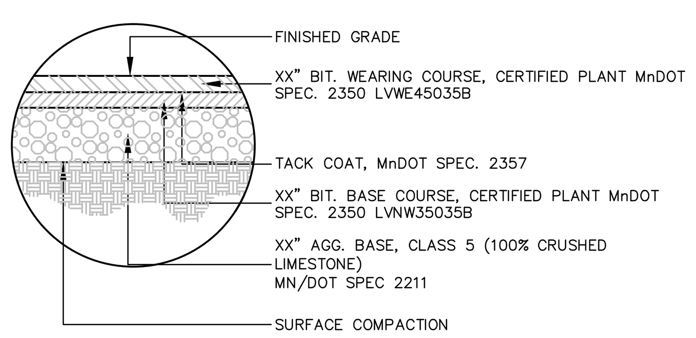
CUBIC YARDS PER LINEAL FOOT – 0.0617

LINEAL FEET PER CUBIC YARD – 16.21

EXPANSION JOINTS EVERY 40' OR LESS

CONCRETE SIDEWALK SECTION

16 / C600 NTS



NORMAL DUTY

(xx–YEAR DESIGN PER BRAUN REPORT DATED XX/XX/XXXX)

TYPICAL BITUMINOUS PAVEMENT SECTION

17 / C600 NTS

18 / C600 NTS

19 / C600 NTS

20 / C600 NTS

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612-492-3000 fax

PROJECT NAME
RADISSON RED MINNEAPOLIS

LOCATION
MINNEAPOLIS, MN 55415

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	5-4-2015	PDR SUBMITTAL
2	5-22-2015	LUA SUBMITTAL
3	6-24-2015	LUA RESUBMITTAL
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DAN ELENBAAS

REGISTRATION NO. 44614

DATE 6-24-2015

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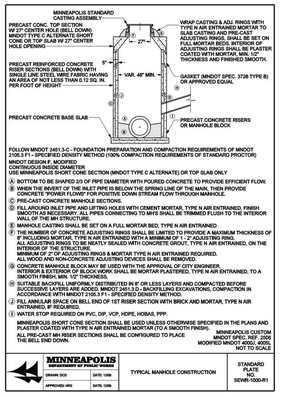
SHEET TITLE
DETAILS

SHEET NO.
C600

DRAWN BY TJR
CHECKED BY DLE
JOB NO. 700-512
DATE 6-24-2015



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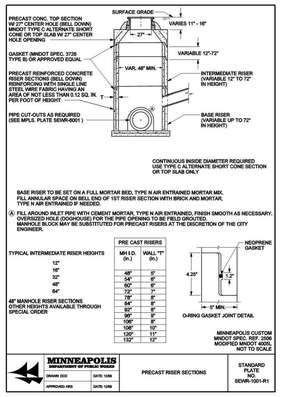

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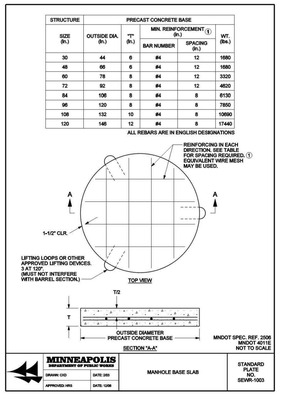

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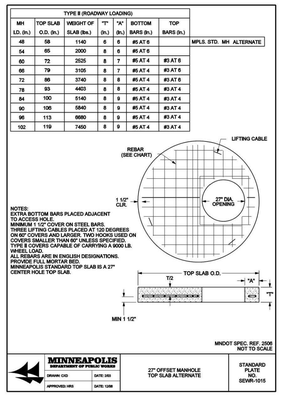

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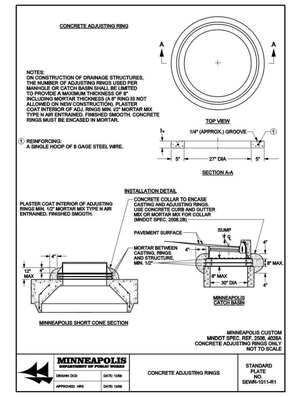

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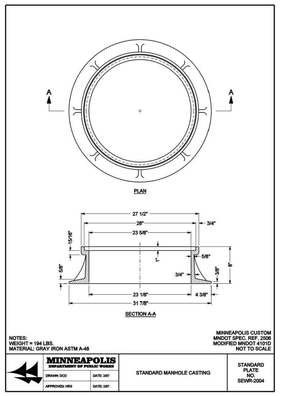

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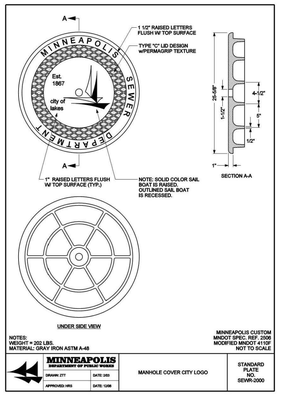

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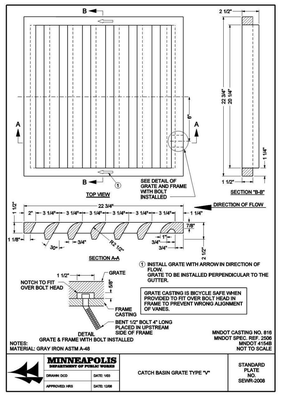

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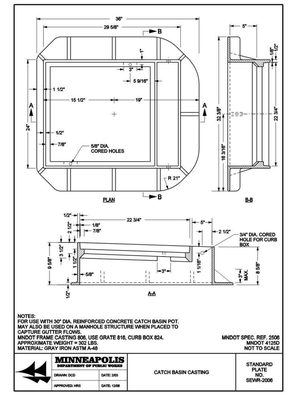

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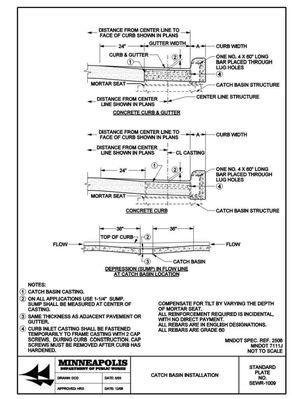

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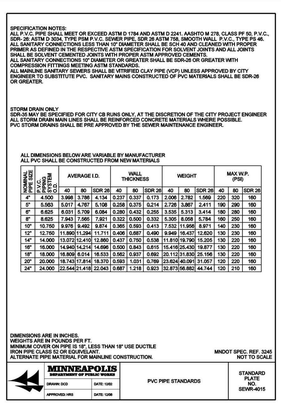

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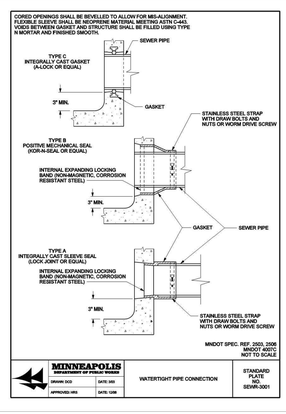

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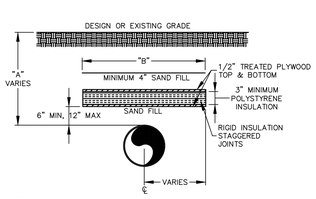
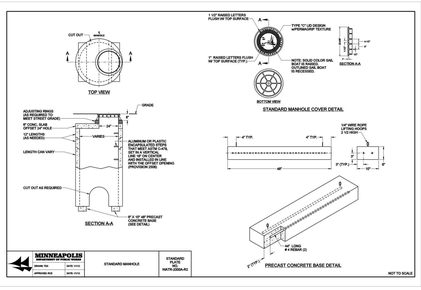


NOTE:
PIPE SHALL BE CENTERED UNDER INSULATION UNLESS OTHERWISE SPECIFIED.

COVER OVER PIPE – A	WIDTH OF INSULATING BOARD – B
2'	12'
3'	10'
4'	8'
5'	6'
6'	4'

INSULATION DETAIL

13 C601 NTS



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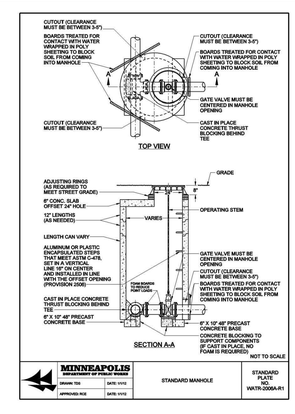

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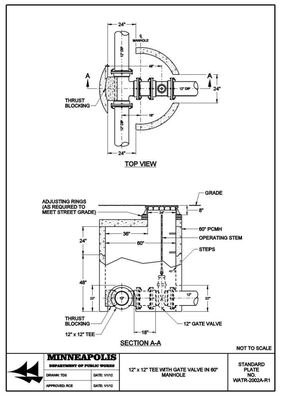

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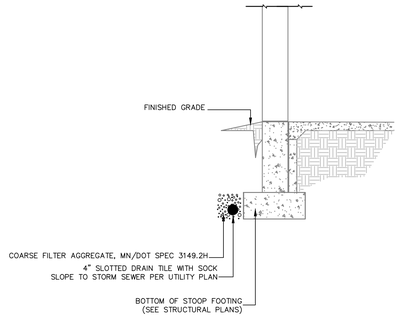

DRAIN TILE DETAIL - BUILDING EDGE

17 C601 NTS

18 C601 NTS

19 C601 NTS

20 C601 NTS

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

PROJECT NAME
RADISSON RED MINNEAPOLIS

LOCATION
MINNEAPOLIS, MN 55415

ISSUE RECORD		
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1	5-4-2015	PDR SUBMITTAL
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3	6-24-2015	LUA RESUBMITTAL
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DAN ELENBAAS

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DATE 6-24-2015

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SHEET TITLE
DETAILS

SHEET NO.
C601

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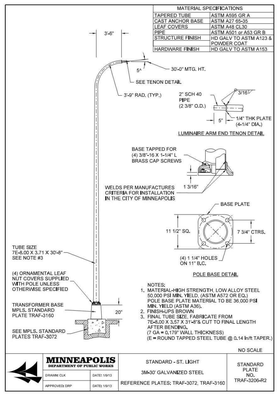
JOB NO. 700-512
DATE 6-24-2015



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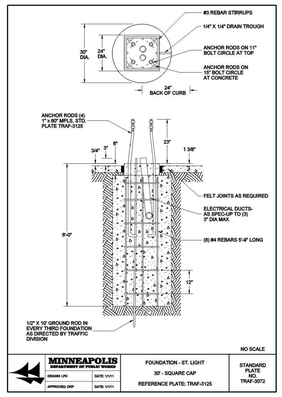

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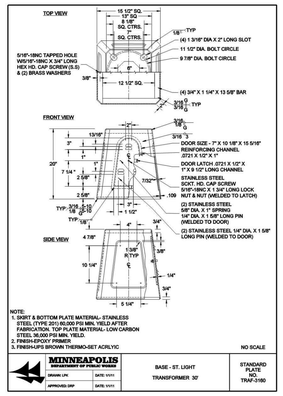

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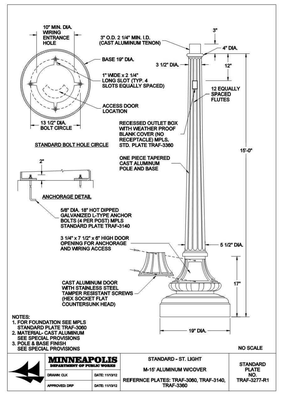

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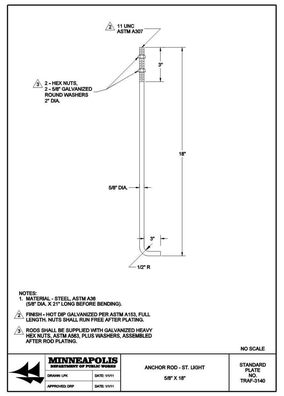

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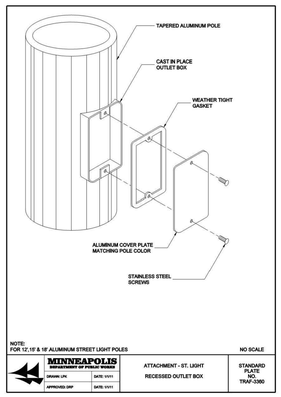

6 C602 NTS

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612-492-3000 fax

PROJECT NAME
RADISSON RED MINNEAPOLIS

LOCATION
MINNEAPOLIS, MN 55415

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1	5-4-2015	PDR SUBMITTAL
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3	6-24-2015	LUA RESUBMITTAL
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DAN ELENBAAS

REGISTRATION NO.
44614

DATE
6-24-2015

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SHEET TITLE
DETAILS

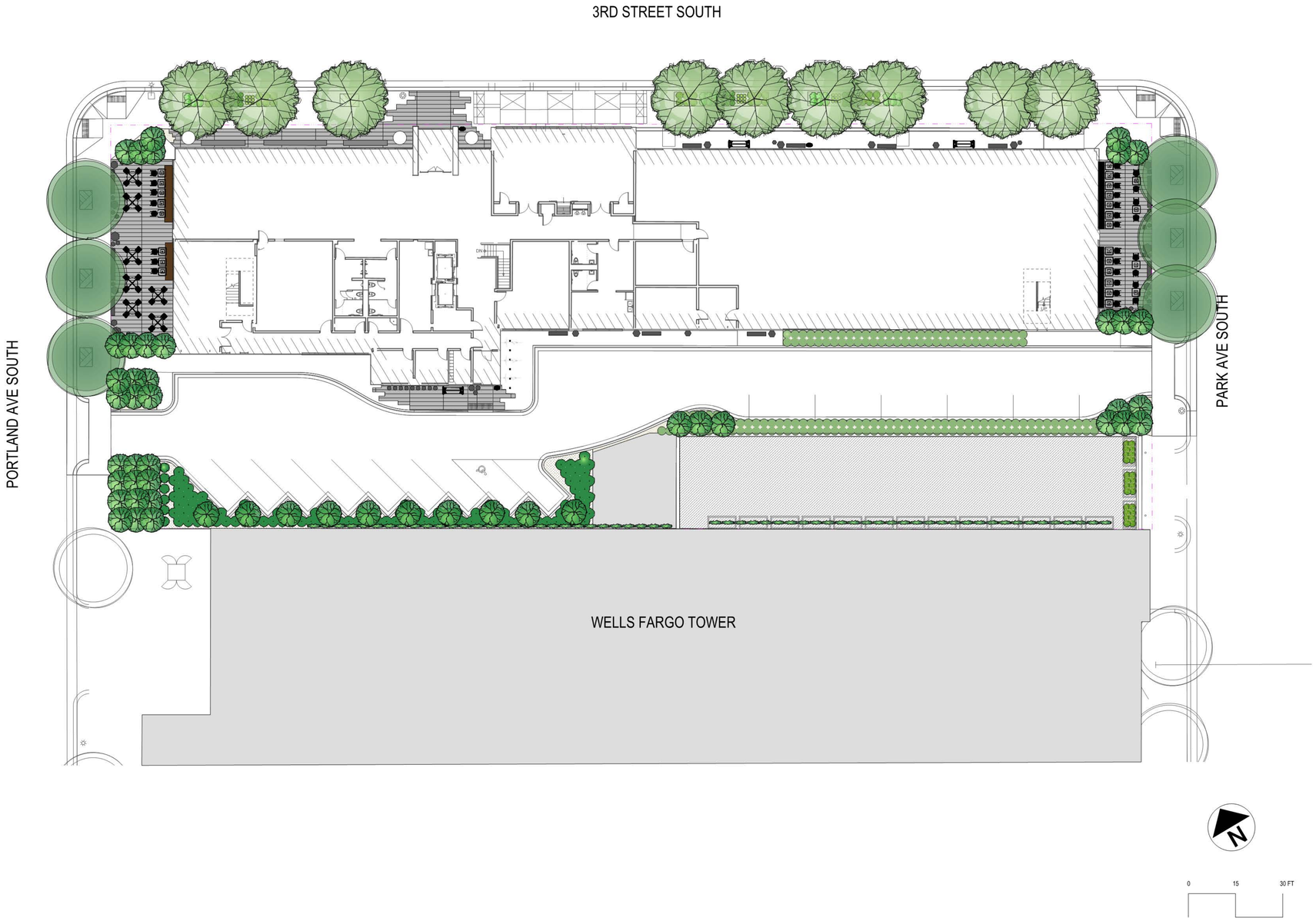
SHEET NO.
C602

DRAWN BY
TJR

CHECKED BY
DLE

JOB NO.
700-512

DATE
6-24-2015



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612-492-3000 fax

PROJECT NAME
RADISSON RED MINNEAPOLIS

LOCATION
MINNEAPOLIS, MN 55415

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	4/24/15	LA REVIEW
2	4/28/15	LA REVIEW
3	5/4/15	COMMITTEE OF THE WHOLE
4	6/16/15	LUA SUBMITTAL
5	6/24/15	LUA RESUBMITTAL
6	7/2/15	PROGRESS SET

NOT FOR CONSTRUCTION

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KEVIN PFEIFFER

REGISTRATION NO.
41600

DATE
7-2-2015

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SHEET TITLE
LANDSCAPE SITE PLAN

SHEET NO.
L100

DRAWN BY
GGW

CHECKED BY
CLR

JOB NO.
700512

DATE
7-2-2015

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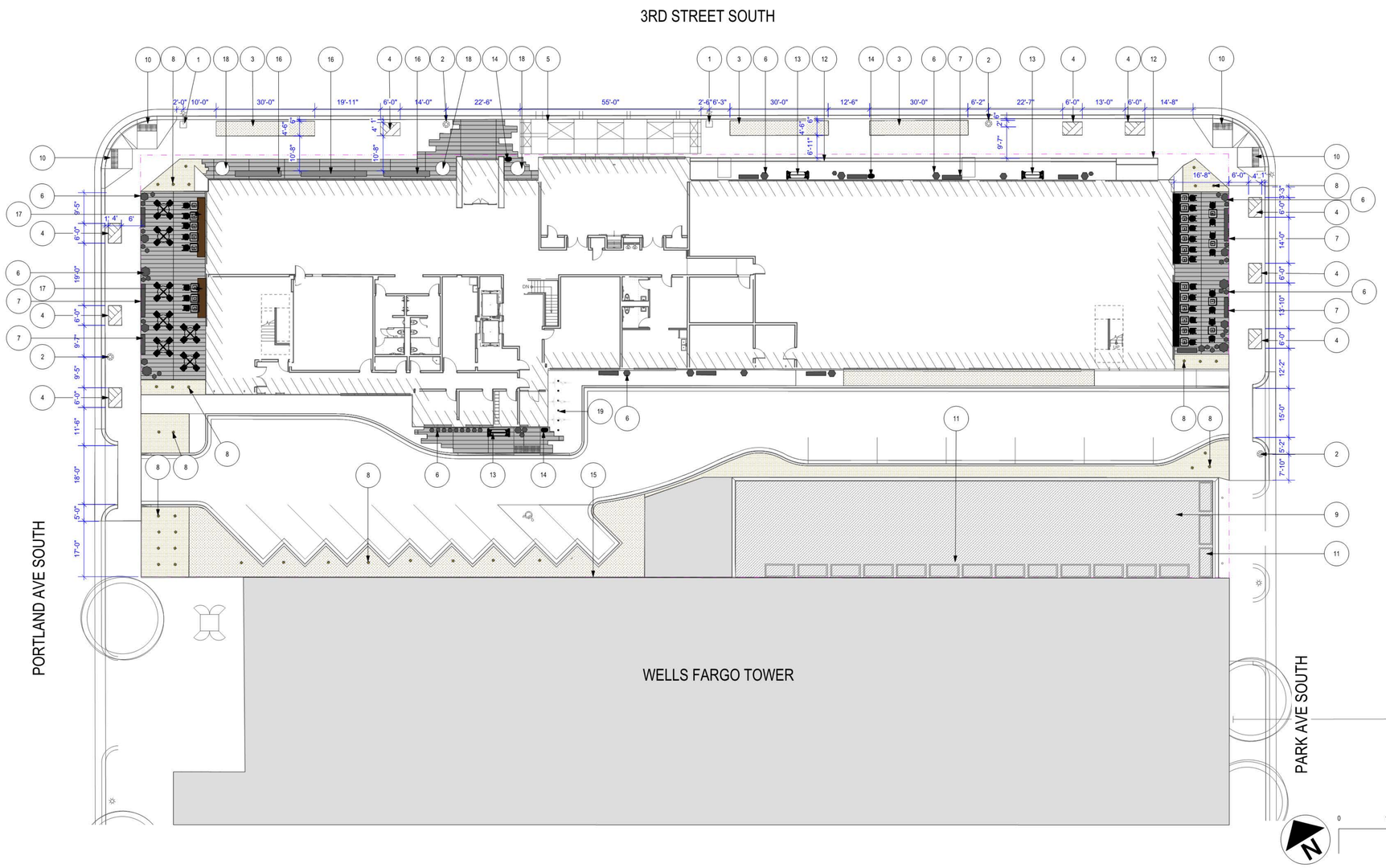
Minneapolis, MN 55403-2012
612-492-4000 tel
612-492-3000 fax



LEGEND

- 3/4" CHIPPED TRAY ROCK MULCH
- ANCHOR BLOCK - 'RINN PADIO 14' GRAPHITE COLOR
- HARDWOOD MULCH

KEY NOTES

1. STREET LIGHTS (REFER TO CIVIL)
2. PEDESTRIAN LIGHTS (REFER TO CIVIL)
3. RAIN GARDENS (3 / L 501)
4. URBAN ACCESSORIES "JAMISON" TREE GRATE 4' X 6' (4 / L 501)
5. UTILITIES (REFER TO CIVIL)
6. HEXAGONAL PLANTERS
7. RECTANGULAR PLANTERS
8. TREE UPLIGHTING
9. PROPOSED UPGRADED WOOD DECK ROOFING (BY OTHERS)
10. PEDESTRIAN RAMPS (REFER TO CIVIL)
11. PROPOSED 4'X8' PLANTER BOX FOR VINES AND GRASSES (BY OTHERS) (2 / L 501)
12. CONCRETE STEPS (REFER TO CIVIL)
13. LANDSCAPE FORMS "CONNECT RAILS" BENCH
14. LANDSCAPE FORMS "COLLECT" TRASH RECEPTACLE
15. GREEN SCREEN FOR BUILDING THAT IS 53'X120' AND ABOVE GARAGE RAMP IS 36'X115'
16. CUSTOM BUILT RADISSON RED CONCRETE BENCH TER-002
17. CUSTOM BUILT RADISSON RED WOOD BENCH TER-003
18. SERRALUNGA, VAS LIT POT
19. (6) LANDSCAPE FORMS "RIDE" BIKE RACK

PROJECT NAME
RADISSON RED MINNEAPOLIS

LOCATION
MINNEAPOLIS, MN 55415

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	4/24/15	LA REVIEW
2	4/29/15	LA REVIEW
3	5/4/15	COMMITTEE OF THE WHOLE
4	6/16/15	LUA SUBMITTAL
5	6/24/15	LUA RESUBMITTAL
6	7/2/15	PROGRESS SET

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KEVIN PFEIFFER

REGISTRATION NO. 41600
DATE 7-2-2015

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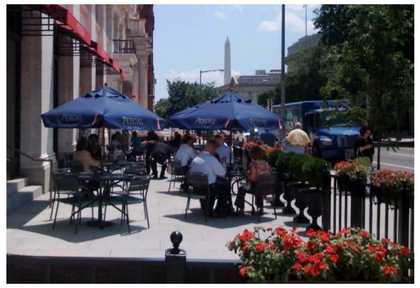
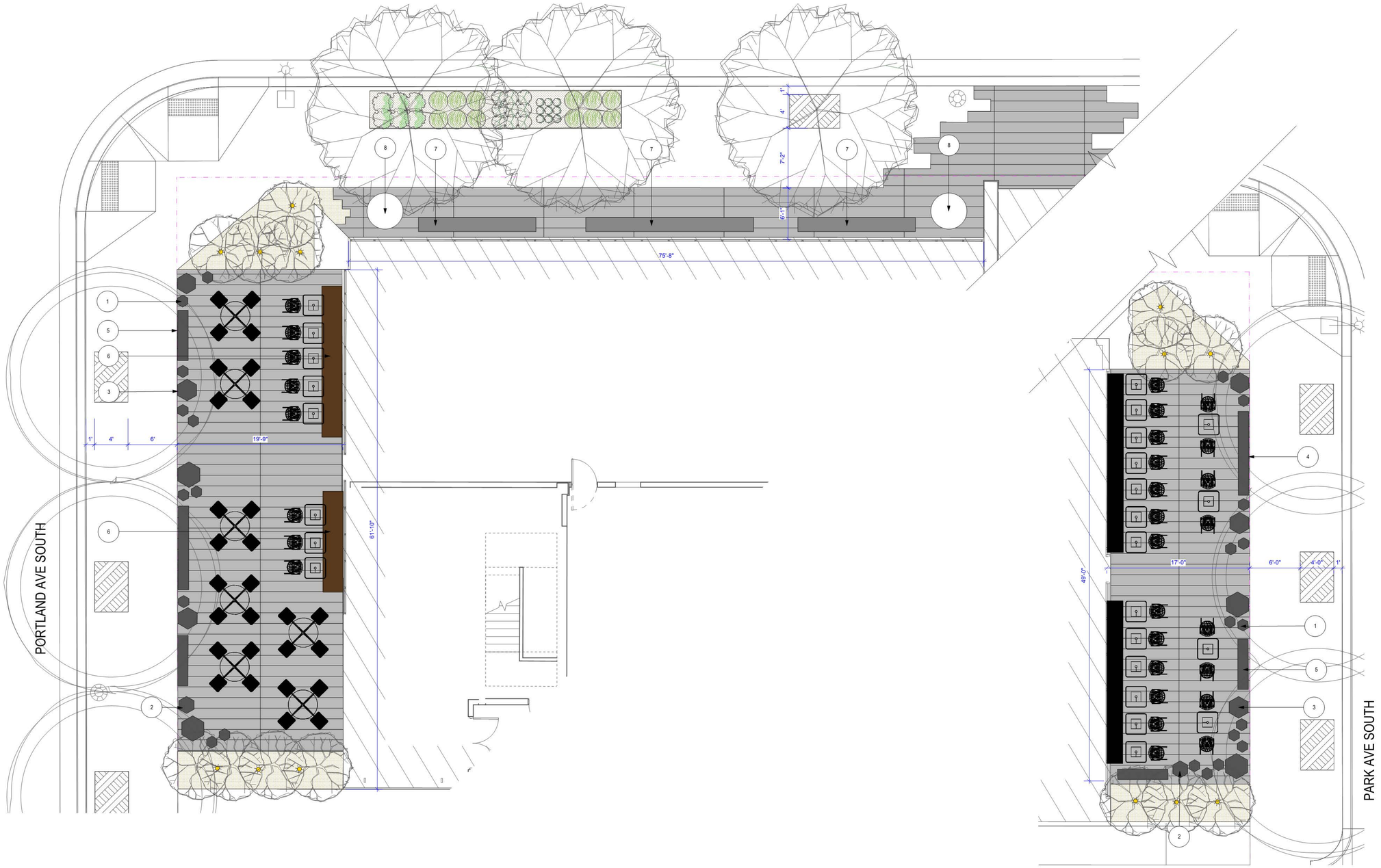
SHEET TITLE
LAYOUT PLAN

SHEET NO.
L200

DRAWN BY GWW
CHECKED BY CLR
JOB NO. 700512
DATE 7-2-2015

OUTDOOR SEATING EXAMPLES





LEGEND

- 3/4" CHIPPED TRAY ROCK MULCH (2400 SF)
- ANCHOR BLOCK - 'RINN PADIO 14' (3100 SF) GRAPHITE COLOR
- HARDWOOD MULCH (4100 SF)

KEY NOTES

1. PLANTERS UNLIMITED CUSTOM HEXAGON COMMERCIAL FIBERGLASS WITH AMORECOAT ALUMINUM 17.5" X 17.5" X 30"
2. PLANTERS UNLIMITED CUSTOM HEXAGON COMMERCIAL FIBERGLASS WITH AMORECOAT ALUMINUM 26.7" X 26.7" X 30"
3. PLANTERS UNLIMITED CUSTOM HEXAGON COMMERCIAL FIBERGLASS WITH AMORECOAT ALUMINUM 36" X 36" X 30"
4. PLANTERS UNLIMITED RECTANGLE COMMERCIAL FIBERGLASS WITH AMORECOAT ALUMINUM 120" X 15" X 30"
5. PLANTERS UNLIMITED RECTANGLE COMMERCIAL FIBERGLASS WITH AMORECOAT ALUMINUM 72" X 15" X 30"
6. CUSTOM BUILT RADISSON RED WOOD BENCH TER-003
7. CUSTOM BUILT RADISSON RED CONCRETE BENCH TER-002
8. SERRALUNGA, VAS LIT POT

0 5 10 FT

N

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1	7/2/15	PROGRESS SET

NOT FOR CONSTRUCTION

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

KEVIN PFEIFFER

REGISTRATION NO. 41600
DATE 7-2-2015

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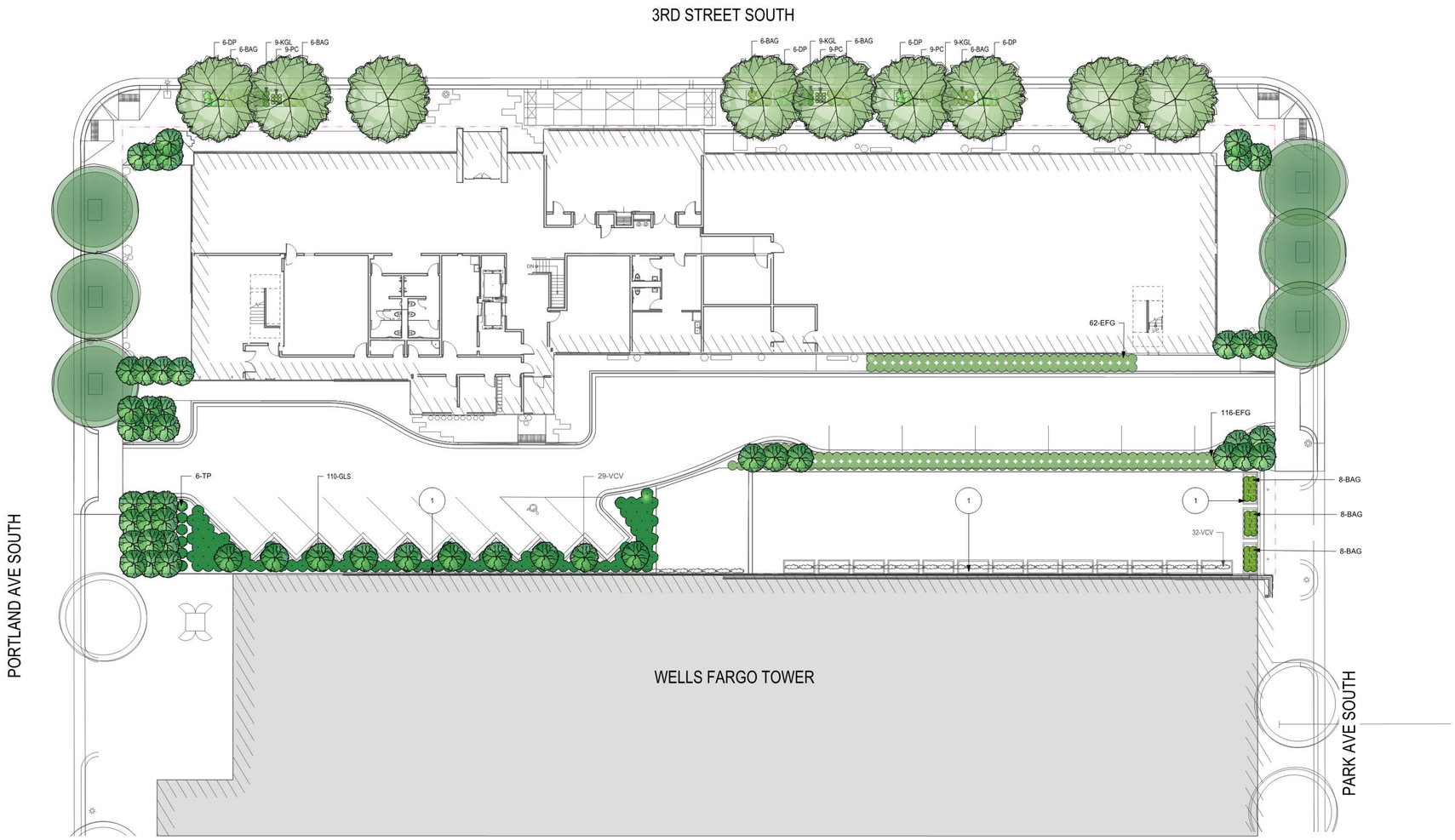
SHEET TITLE
PATIO PLAN

SHEET NO.
L201

DRAWN BY GWW
CHECKED BY CLR
JOB NO. 700512
DATE 7-2-2015



	PLANT LIST			
	Common Name	**Botanical Name**	**Qty**	**Size**
	Trees			
	AUTUMN GOLD GINKGO	Ginkgo biloba 'Autumn Gold'	6	2" B&B
	DAKOTA PINNACLE BIRCH	Betula platyphylla 'Fargo'	50	1.75" B&B
	SWAMP WHITE OAK	Quercus bicolor	9	2.5" B&B

	PLANT LIST			
	Common Name	**Botanical Name**	**Qty**	**Size**
	Shrubs			
GLS	**GRO LOW SUMAC**	Rhus aromatica 'Gro-Low'	110	5 GAL
TP	**TANNENBAUM PINE**	Pinus mugo 'Tannenbaum'	6	7 GAL.
	Ornamental Grasses			
BAG	**BLONDE AMBITION GRASS**	Bouteloua gracilis 'Blonde Ambition'	24	1 GAL
EFG	**ELDORADO FEATHER REED GRASS**	Calamagrostis acutiflora 'Eldorado'	178	1 GAL
	Vines			
VCV	**VIRGINIA CREEPER**	Parthenocissus quinquefolia	61	1 GAL.
	Rain Garden Plants			
BAG	**BLONDE AMBITION GRASS**	Bouteloua gracilis 'Blonde Ambition'	30	1 GAL
DP	**DAVID PHLOX**	Phlox paniculata 'David'	24	1 GAL
KGL	**KOBOLD GAYFEATHER LIATRIS**	Liatris spicata 'Kobold'	27	1 GAL
PC	**PRAIRIE COREOPSIS**	Coreopsis grandiflora tickseed	27	1 GAL

N

0 15 30 FT

PROPOSED PLANTINGS

STREET TREES (3" B&B)	**15**
ORNAMENTAL TREES (1.5" B&B)	**50**
SHRUBS (5 GAL)	**116**
PERENNIALS AND GRASSES (1 GAL)	**250**

KEY NOTES

1 PROPOSED VINES AND GRASSES PART OF THE DOWNTOWN EAST PHASE 1 DEVELOPEMENT

RYAN
BUILDING LASTING RELATIONSHIPS

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

PROJECT NAME
RADISSON RED MINNEAPOLIS

LOCATION
MINNEAPOLIS, MN 55415

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	4/24/15	LA REVIEW
2	4/29/15	LA REVIEW
3	5/4/15	COMMITTEE OF THE WHOLE
4	6/10/15	LUA SUBMITTAL
5	6/24/15	LUA RESUBMITTAL
6	7/2/15	PROGRESS SET

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SHEET TITLE
PLANTING PLAN

SHEET NO.
L400

DRAWN BY GWW
CHECKED BY CLR
JOB NO. 700512
DATE 7-2-2015

GENERAL NOTES

GENERAL:
LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK

LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECTS LAYOUT.

LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.

LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS (UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES) ON PROPERTY WITH THE GENERAL CONTRACTOR AND BY CALLING GOPHER STATE ONE CALL (651-454-0002) PRIOR TO STAKING PLANT LOCATIONS. LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

EXISTING TREES TO REMAIN SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD, DAMAGED AND/OR RUBBING BRANCHES BY OTHERS.

SITE:
UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS AS NEEDED PER STATE OF MINNESOTA SPECS.

CONTRACTOR SHALL PROVIDE TEMPORARY COVERING FOR CATCH BASINS AND MAN HOLES UNTIL FINISHED GRADING IS COMPLETE.

ADD EROSION CONTROL MEASURES IF GRADES GREATER THAN 3:1 OR IF CONDITIONS WARRANT. REFER TO STATE OF MINNESOTA REQUIREMENTS FOR EROSION CONTROL MEASURES.

CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF ACCUMULATED SILT IN FRONT OF SILT FENCES AND EXCESS SEDIMENT IN PROPOSED CATCH BASINS, FOR THE DURATION OF CONSTRUCTION TO INSURE THE MINIMIZATION OF EROSION.

WITHIN TWO WEEKS OF FINISHED SITE GRADING, DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD OR ROCK BASE.

LANDSCAPE CONTRACTOR WILL REMOVE EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.

ROUGH GRADING AND FINISHED GRADING TO BE DONE BY EARTHWORK CONTRACTOR.

LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.

SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE AND/OR AS DIRECTED BY LANDSCAPE ARCHITECT AND STOCKPILE FOR REUSE IN LOCATION APPROVED BY OWNER.

LANDSCAPE CONTRACTOR SHALL VERIFY A I % MINIMUM GRADE AWAY FROM BUILDINGS WITHIN LIMITS OF CONSTRUCTION. SUCH CONTRACTOR IS NOT TO ACCEPT SITE AS READY FOR LANDSCAPE INSTALLATION UNTIL GRADES ARE ESTABLISHED WITH TOPSOIL IN PLACE.

WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB OR CURB.

MAINTENANCE STRIPS, WHERE ILLUSTRATED, TO HAVE EDGER AND STONE MULCHES INDICATED ON DRAWINGS OR IN SPECS.

PLANTINGS:
NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 . UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.

PLANT MATERIAL SHALL BE LOCATED AND STAKED FOR LANDSCAPE ARCHITECT TO APPROVE. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS. PLANTINGS SHALL BE PLANTED A MINIMUM OF 3' AWAY FOR HARDSCAPING AND BUILDINGS.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF BID AND/OR QUOTATION.

PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.

CONTRACTOR SHALL REMOVE WIRING, TWINE/ROPES AND BURLAP FROM THE TOP AND SIDES OF THE ROOT BALL OF BALLED AND BURLAPPED PLANTS.

CONTRACTOR SHALL REMOVE CONTAINERS AND CUT CIRCLING ROOTS IF PLANTS ARE CONTAINER GROWN.

PLANTING AREAS RECEIVING GROUNDCOVERS, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.

UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

PLANTING AND SODDING IN THE FALL IS GENERALLY ACCEPTABLE TO NOVEMBER 1 OR EARLIER IF HEAVY FROST.

CONIFEROUS PLANTING IS GENERALLY ACCEPTABLE FROM AUGUST 15 TO OCTOBER 1. FALL DECIDUOUS PLANTING IS GENERALLY ACCEPTABLE FROM THE FIRST FROST UNTIL NOVEMBER 1. ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

PLANT MATERIAL SHALL BE FERTILIZED UPON INSTALLATION WITH APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL MIX PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 0-20 OF 12 OZ. PER 2.5" CALIPER TREE AND 6 OZ. PER SHRUB WITH AND ADDITIONAL APPLICATION OF 10-10-10 THE FOLLOWING SPRING IN THE TREE SAUCER.

TREE STAKING: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO STAKE AND/OR GUY THE TREES ACCORDING TO THE DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY STEP NECESSARY TO MAINTAIN THE TREES AND SHRUBS IN AN UPRIGHT AND PLUMB CONDITION AT ALL TIMES UNTIL THE END OF THE PLANT GUARANTEE PERIOD ESPECIALLY WHERE VANDALISM, SOIL OR WIND CONDITIONS ARE A PROBLEM.

WRAPPING MATERIAL SHALL BE CORRUGATED POLYETHYLENE PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1.

ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED TWICE DURING THE FIRST 24-HOUR PERIOD AFTER INSTALLATION. THEN ALL PLANTINGS SHALL BE WATERED A MINIMUM OF BI-WEEKLY, OR MORE IF NECESSARY, FOR THE FIRST 2 WEEKS THEN AS NECESSARY DURING THE FIRST GROWING SEASON.

EDGING SHALL BE COMMERCIAL GRADE EDGING WITH 3 METAL ANCHORS PER 20 FOOT SECTION AND TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS NOTED OTHERWISE.

ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.

SHRUB MASSING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH UNLESS NOTED OTHERWISE.

TREES TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH AND SHALL HAVE NO MULCH IN DIRECT CONTACT WITH THE TREE TRUNK.

ALL PARKING LOT ISLANDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED.

SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.

THE APPLICANT IS REQUIRED TO MANAGE THE SEEDED PRAIRIE PER RECOMMENDATIONS OF THE LATEST MN/DOT SEEDING MANUAL OR QUALIFIED PRAIRIE MANAGEMENT PERSONNEL. THE APPLICANT IS ENCOURAGED TO HIRE A QUALIFIED COMPANY TO DO THIS DURING ESTABLISHMENT PERIOD. THE NATURAL RESOURCES DEPT. MUST BE PROVIDED A MANAGEMENT PLAN FOR THE FIRST 3 YEARS AFTER SEEDING BEFORE LANDSCAPING WARRANTY BEGINS.

IRRIGATION:
LANDSCAPE CONTRACTOR SHALL WATER PLANTINGS THROUGH PLANT ESTABLISHMENT PERIOD UNLESS AGREED UPON OTHERWISE.

ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH RAIN CENSORS, UNLESS OTHERWISE NOTED. LANDSCAPE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF IRRIGATION PLAN TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

LANDSCAPE CONTRACTOR SHALL VERFIY EXISTING IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION PLAN LAYOUT AND SPECS, AND THE EFFECTIVINESS OF THE NEWLY INSTALLED IRRIGATION SYSTEM.

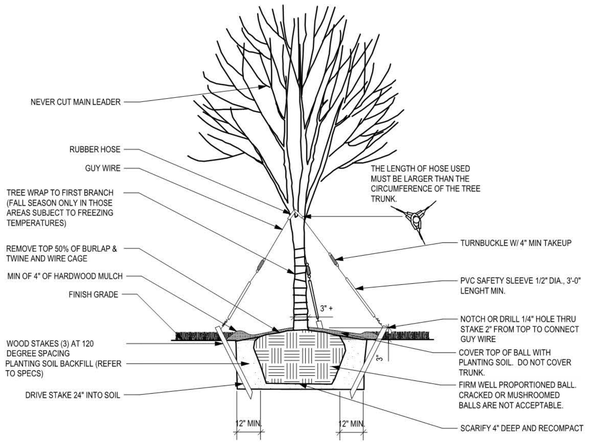
ACCEPTANCE:
LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH TWO CALENDAR YEARS FROM THE DATE OF THE OWNER AND CITY ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.

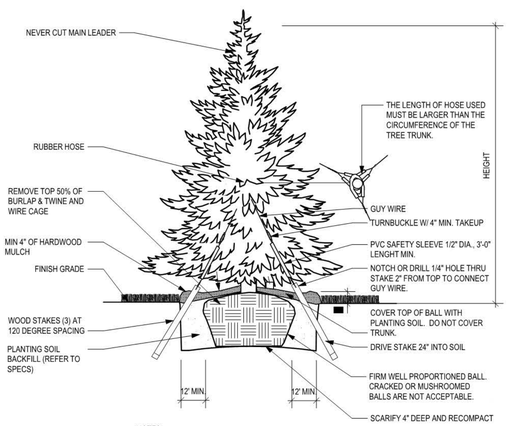
LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.

DECIDUOUS TREE



NOTES
1. PROVIDE MULCHED CIRCULAR SAUCER FOR INDIVIDUAL PLANTS.
2. PROVIDE FIRM WELL PROPORTIONED ROOTBALLS. CRACKED OR MUSHROOMED ROOTBALLS ARE NOT ACCEPTABLE.
3. THE 1ST ORDER LATERAL ROOTS ARE TO BE PARTIALLY EXPOSED PRIOR TO DIGGING. DIG PLANTS SO THAT BURLAP RESTS ON NO MORE THAN 1" OF SOIL ABOVE THE 1ST ORDER LATERAL ROOTS.
4. BALL DIAMETER TO COMPLY WITH MIN. GUIDELINES AS SET FORTH BY THE AMERICAN STANDARDS FOR NURSERY STOCK LATEST EDITION

EVERGREEN TREE



NOTES
1. PROVIDE MULCHED CIRCULAR SAUCER FOR INDIVIDUAL PLANTS.
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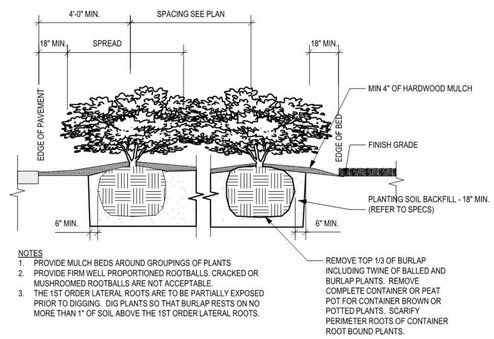
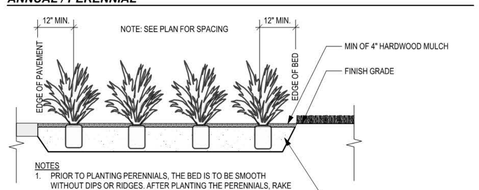
4. BALL DIAMETER TO COMPLY WITH MIN. GUIDELINES AS SET FORTH BY THE AMERICAN STANDARDS FOR NURSERY STOCK LATEST EDITION

SHRUB

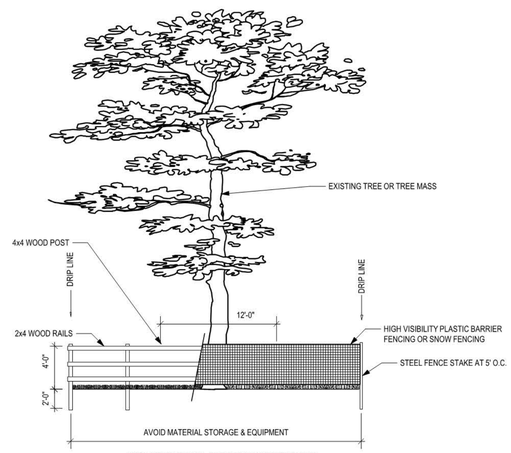


NOTES
1. PROVIDE MULCH BEDS AROUND GROUPINGS OF PLANTS
2. PROVIDE FIRM WELL PROPORTIONED ROOTBALLS. CRACKED OR MUSHROOMED ROOTBALLS ARE NOT ACCEPTABLE.
3. THE 1ST ORDER LATERAL ROOTS ARE TO BE PARTIALLY EXPOSED PRIOR TO DIGGING. DIG PLANTS SO THAT BURLAP RESTS ON NO MORE THAN 1" OF SOIL ABOVE THE 1ST ORDER LATERAL ROOTS.

ANNUAL / PERENNIAL



NOTES
1. PRIOR TO PLANTING PERENNIALS, THE BED IS TO BE SMOOTH WITHOUT DIPS OR RIDGES. AFTER PLANTING THE PERENNIALS, RAKE THE BED SURFACE SMOOTH PRIOR TO MULCHING.
2. PRIOR TO PLANTING GROUND COVERS, THE BED IS TO BE SMOOTH WITHOUT DIPS OR RIDGES. PLACE MULCH AND PLANT THE PEAT POT OR CELL PACK INTO THE SOIL THROUGH THE MULCH. HAND SMOOTH THE MULCH SURFACE.
3. VERTICALLY CUT THE PERIMETER ROOTS AROUND THE CIRCUMFERENCE WITH A KNIFE FOR ALL CONTAINER ROOT BOUND PLANTS PRIOR TO PLANTING.



NOTE: 12' SQUARE MIN. FOR WOOD BARRIER 6' RADIUS FOR PLASTIC BARRIER DO NOT STORE MATERIALS OR ALLOW CONSTRUCTION WITHIN THESE AREAS

1 / L500 TREE PROTECTION DETAIL

RYAN®
BUILDING LASTING RELATIONSHIPS

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

PROJECT NAME
RADISSON RED MINNEAPOLIS

LOCATION
MINNEAPOLIS, MN 55415

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	6/24/15	LUA RESUBMITTAL
2	7/2/15	PROGRESS SET

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DATE 7-2-2015

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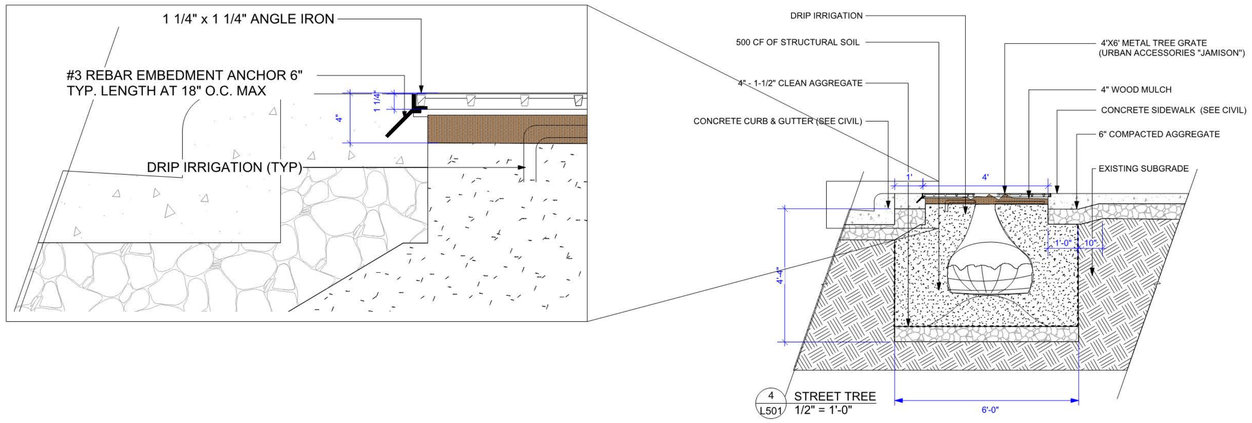
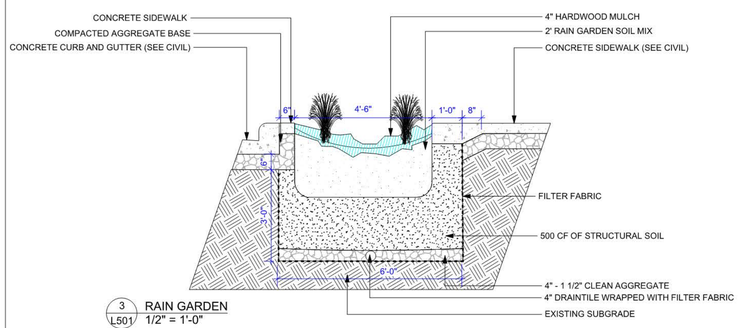
SHEET TITLE
PLANTING DETAIL SHEET

SHEET NO.
L500

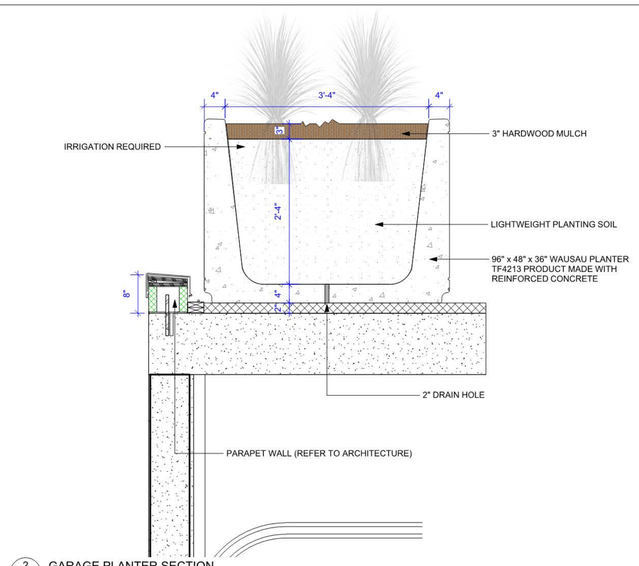
DRAWN BY GGW
CHECKED BY CLR
JOB NO. 700512
DATE 7-2-2015



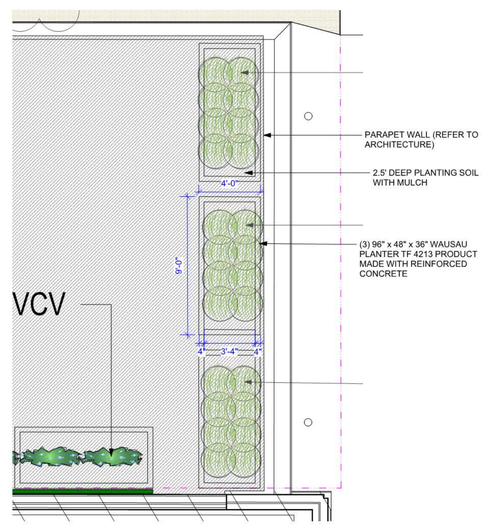
4 / L501 STREET TREE
1/2" = 1'-0"



3 / L501 RAIN GARDEN
1/2" = 1'-0"



2 / L501 GARAGE PLANTER SECTION
1" = 1'-0"



1 / L501 GARAGE PLANTER
1/4" = 1'-0"

RYAN®
BUILDING LASTING RELATIONSHIPS

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

PROJECT NAME
RADISSON RED
MINNEAPOLIS

LOCATION
MINNEAPOLIS, MN
55415

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	4/29/15	LA REVIEW
2	6/24/15	LUA RESUBMITTAL
3	7/2/15	PROGRESS SET

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SHEET TITLE
DETAIL SHEET

SHEET NO.
L501

DRAWN BY
GWW

CHECKED BY
CLR

JOB NO.
700512

DATE
7-2-2015

RADISSON RED MINNEAPOLIS

3RD STREET SOUTH BETWEEN PORTLAND AND PARK AVENUES

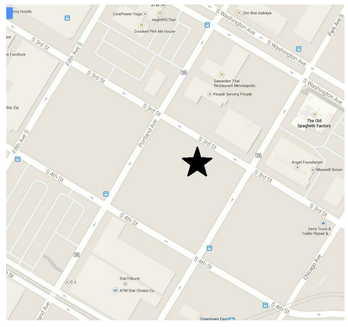
Radisson Red
Minnneapolis
Minneapolis, MN

elness swenson graham architects

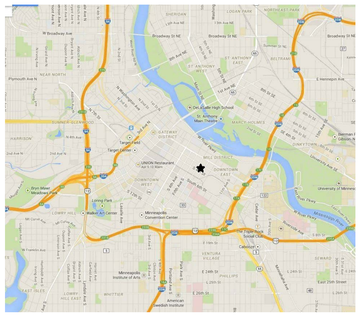
500 washington avenue south
minneapolis minnesota 55415
p. 612.339.5508
f. 612.339.5382
www.esgarch.com

NOT FOR CONSTRUCTION

PROJECT LOCATION



Vicinity



Site Location

PROJECT TEAM

Owner: Carlson Rezidor
701 Carlson Parkway
Minnetonka, MN 55305

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

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

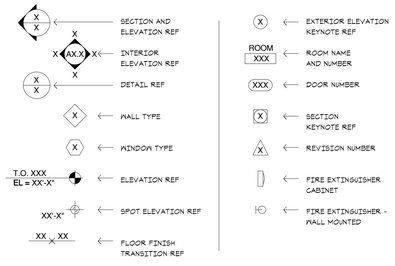
Interior Designer: Graven
175 Albion Street
Glasgow, Scotland G1 1RU

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

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

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

SYMBOLS LEGEND



ARCHITECTURAL DESCRIPTION

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

Radisson RED is a brand centered on the belief that hotels can enhance the guest experience through design, art, music and fashion. This new-build hotel marks the company's U.S. entrance into the Lifestyle Select lodging segment

The contemporary design of the five-story building is clad with matte metal panels. The design features an inverted U-shaped frame that envelopes the main front facing exterior elevation. We are exploring materials for the frame which best facilitate the design intent. This may include a reflective material. The building's façade color and shape are meant to blend into the background of the city, while the oversized clear windows throughout the hotel will accent the activity and energy within the hotel. Guests will further benefit from natural light within the hotel's guest rooms.

The ground floor façade will use warehouse inspired glazing on the bar and restaurant side and full-height glazed panels on the lease portion of the building. Guests will be welcomed into the hotel through a red tinted glass entrance accented with backlighting that will lead to the lobby. The space seamlessly creates energy and flow among the common areas - from the lobby into the Oui Bar and Restaurant, to the meetings and event space, to the gym. There are three outdoor patio spaces on the first floor that open up from the hotel as well as the adjacent third party leased space.

BUILDING METRICS

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

SHEET INDEX

SHEET NUMBER	SHEET NAME
ARCHITECTURAL	
T1.0	TITLE SHEET
ARCHITECTURAL	
0.1	REFERENCE IMAGES
1.0	FLOOR PLAN BASEMENT LEVEL
1.1	FLOOR PLAN LEVEL 1
1.2	FLOOR PLAN LEVELS 2-4 AND 5
1.6	ROOF PLAN
3.1	EXTERIOR ELEVATIONS
3.3	SHADOW STUDIES

LAND USE APPLICATION RE-SUBMITTAL
JUNE 24, 2015

ORIGINAL ISSUE:

REVISIONS

No.	Description	Date

214325
PROJECT NUMBER

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ESG CHECKED BY

KEY PLAN

Radisson Red Minnneapolis

TITLE SHEET
T1.1

6/24/2015 9:46:49 AM

Radisson Red
Minnneapolis
Minneapolis, MN

elness swenson graham architects

500 washington avenue south
minneapolis minnesota 55415
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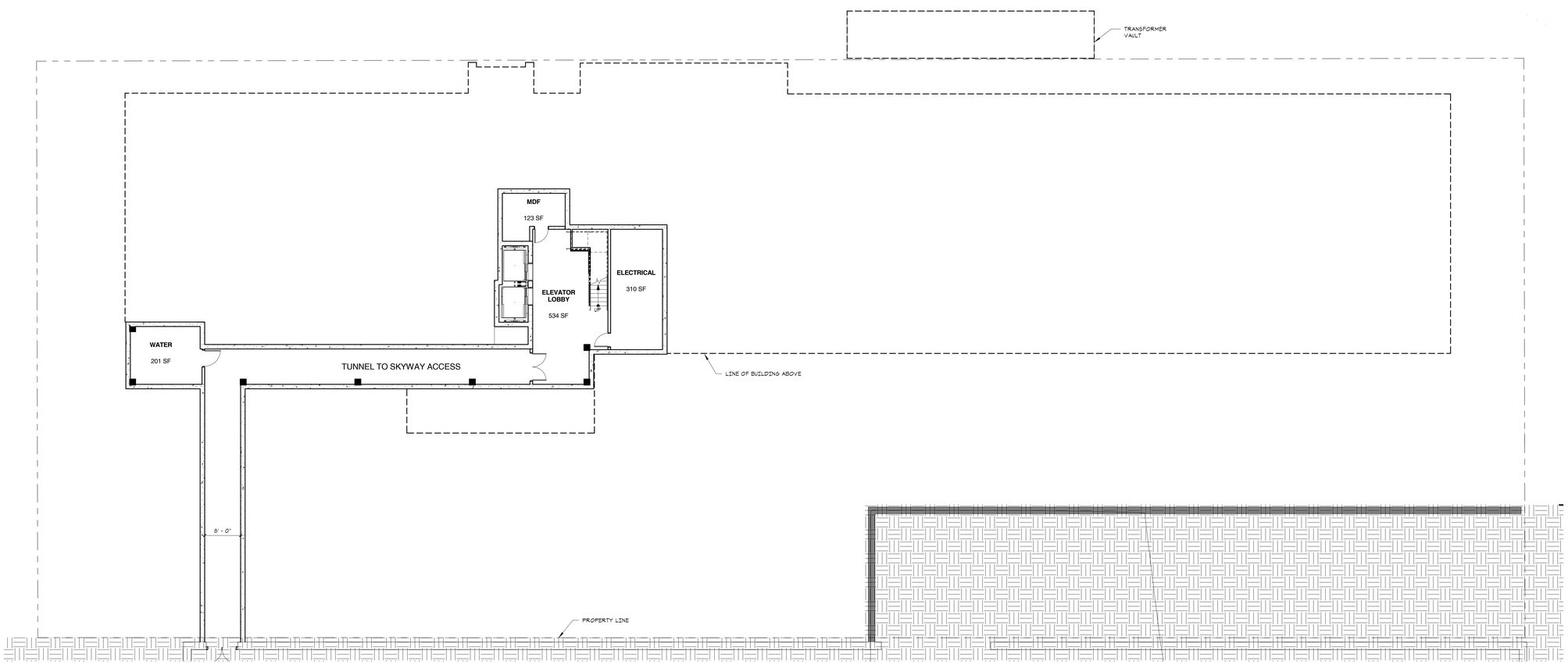

1 / 1.0 **TUNNEL**
3/32" = 1'-0"

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FLOOR PLAN BASEMENT LEVEL

1.0

6/24/2015 9:39:19 AM

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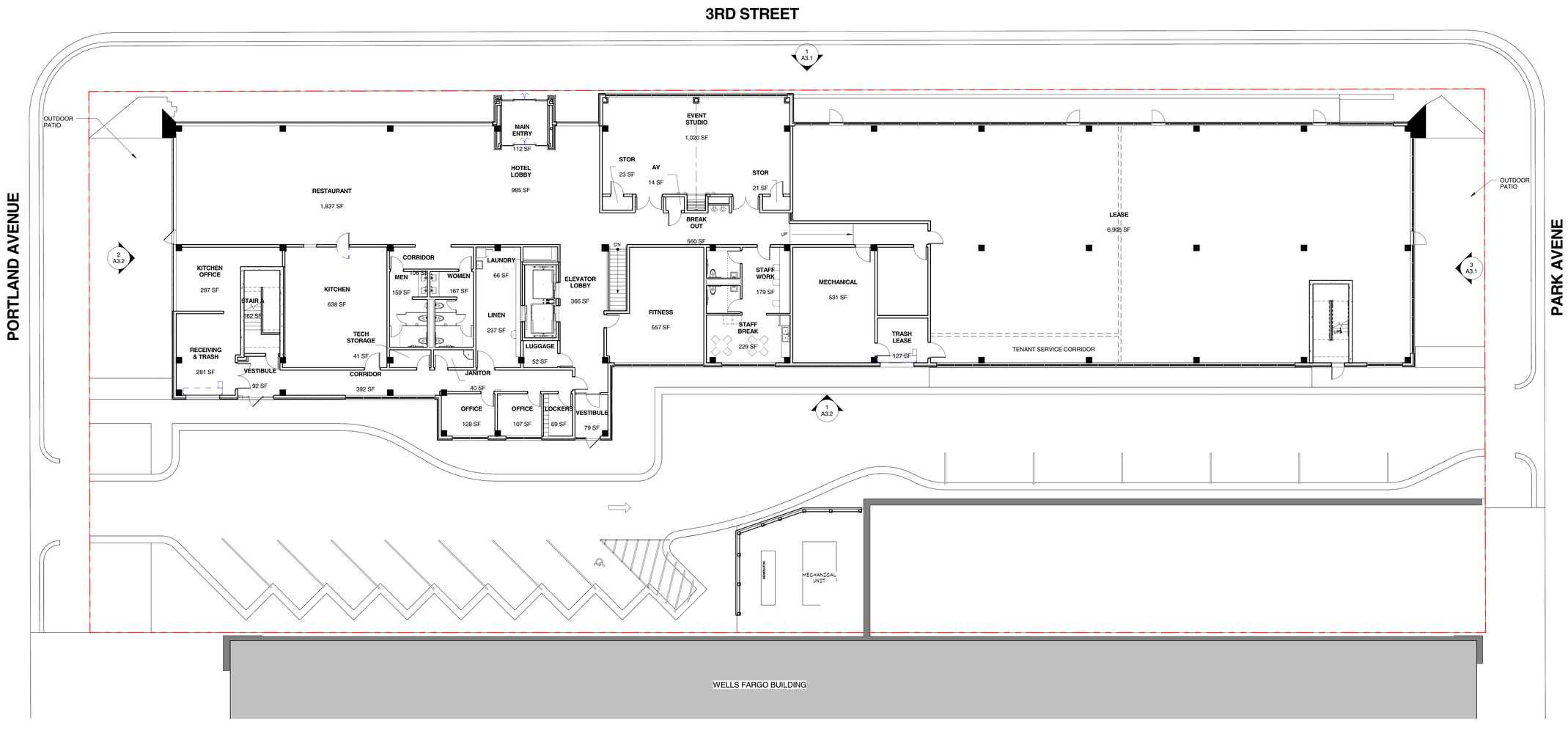

JULY 10, 2015

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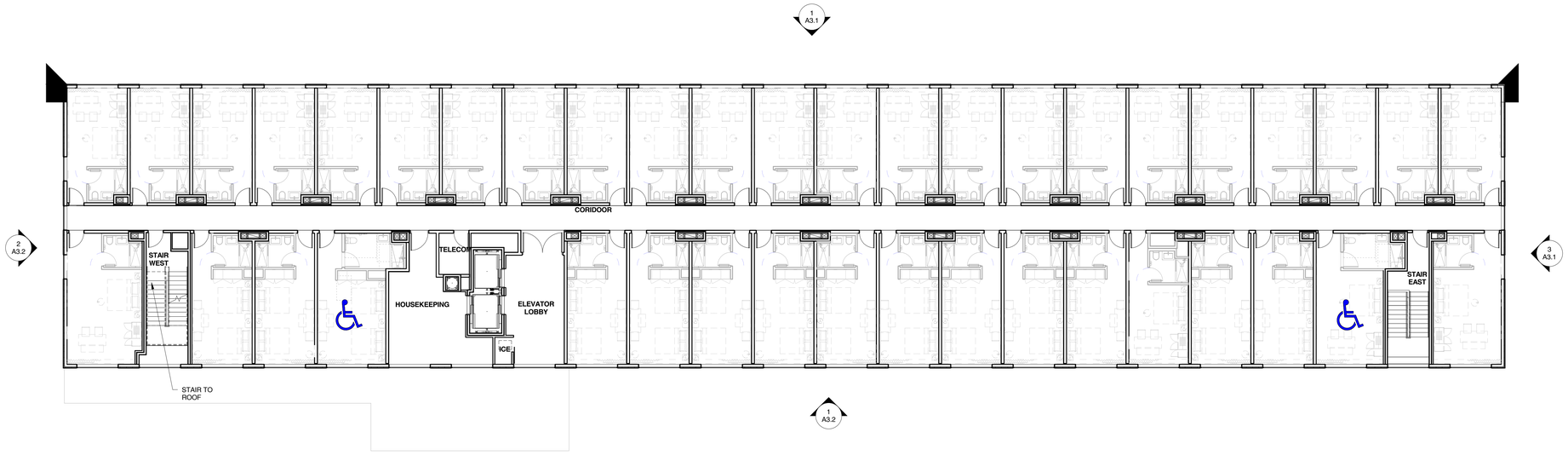
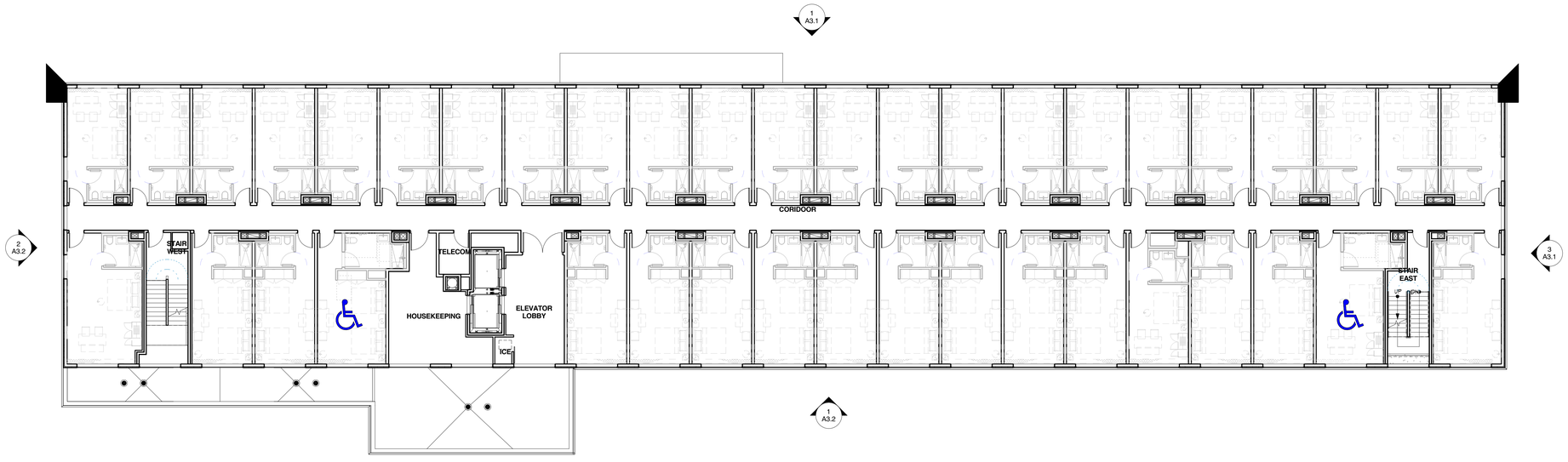
FLOOR PLAN LEVEL 1

1.1

7/10/2015 2:56:13 PM



2 / 1.2 **LEVEL 5**
3/32" = 1'-0"



1 / 1.2 **FLOOR PLAN - LEVELS 2-4 - TYPICAL GUESTROOM FLOOR**
3/32" = 1'-0"

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FLOOR PLAN LEVELS 2-4 AND 5

1.2

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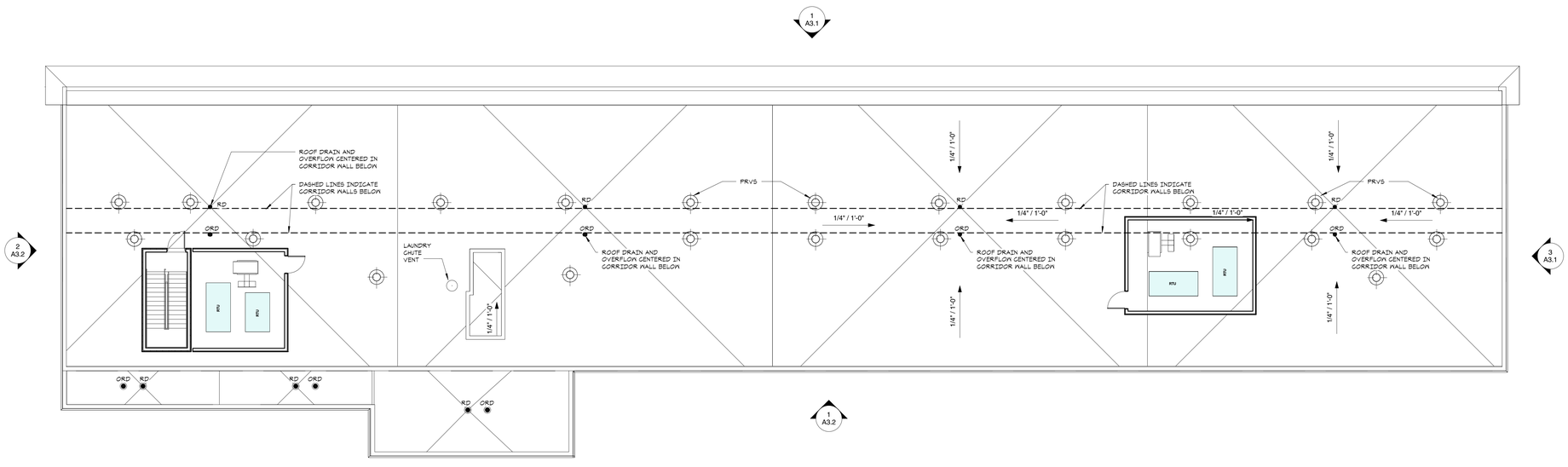

1 / 1.6 **ROOF LEVEL**
3/32" = 1'-0"

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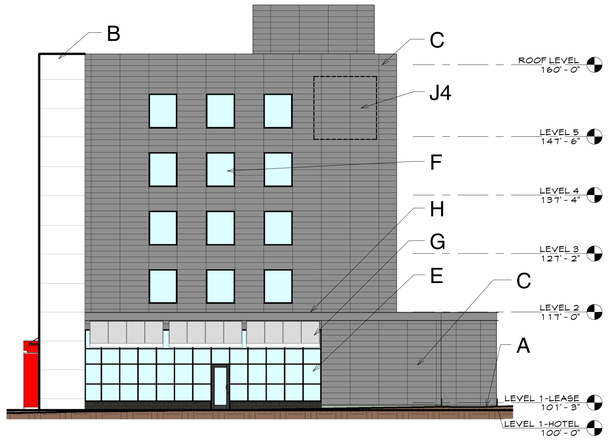
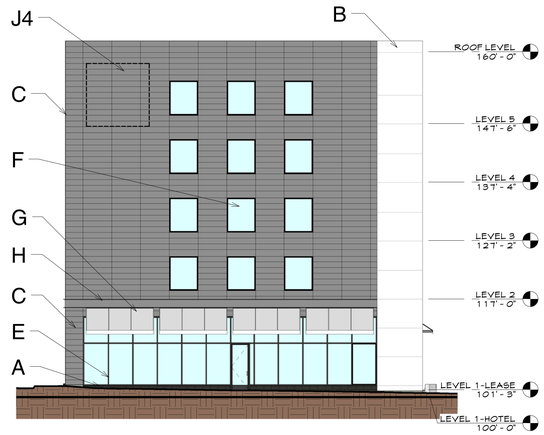
ROOF PLAN

1.6

6/24/2015 9:46:25 AM



4 / 3.1 **WEST ELEVATION**
3/32" = 1'-0"



3 / 3.1 **EAST ELEVATION**
3/32" = 1'-0"

EXTERIOR MATERIAL KEY

3" = 1'-0"

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

SIGNAGE

3" = 1'-0"

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

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

NORTH FACADE
294'-3" X 2.5 SF = 735.625 SF MAX
33 + 64+ 16 + 16 = 129 SF AS CURRENTLY DRAWN

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

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

WEST FACADE
65'-4" X 2.5 SF = 163.3325 SF MAX
120 SF AS CURRENTLY DRAWN

PERCENT OF WINDOWS

3" = 1'-0"

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

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

FLOORS ABOVE LEVEL1
TEN (10) PERCENT OF WALL SHALL BE WINDOWS

NORTH FACADE
LEVEL 1: 46%
LEVEL 2: 39%
LEVEL 3: 39%
LEVEL 4: 39%
LEVEL 5: 27%

EAST FACADE
LEVEL 1: 41%
LEVEL 2: 15%
LEVEL 3: 15%
LEVEL 4: 15%
LEVEL 5: 11%

SOUTH FACADE
LEVEL 1: 30%
LEVEL 2: 39%
LEVEL 3: 39%
LEVEL 4: 39%
LEVEL 5: 27%

WEST FACADE
LEVEL 1: 30%
LEVEL 2: 15%
LEVEL 3: 15%
LEVEL 4: 15%
LEVEL 5: 11%

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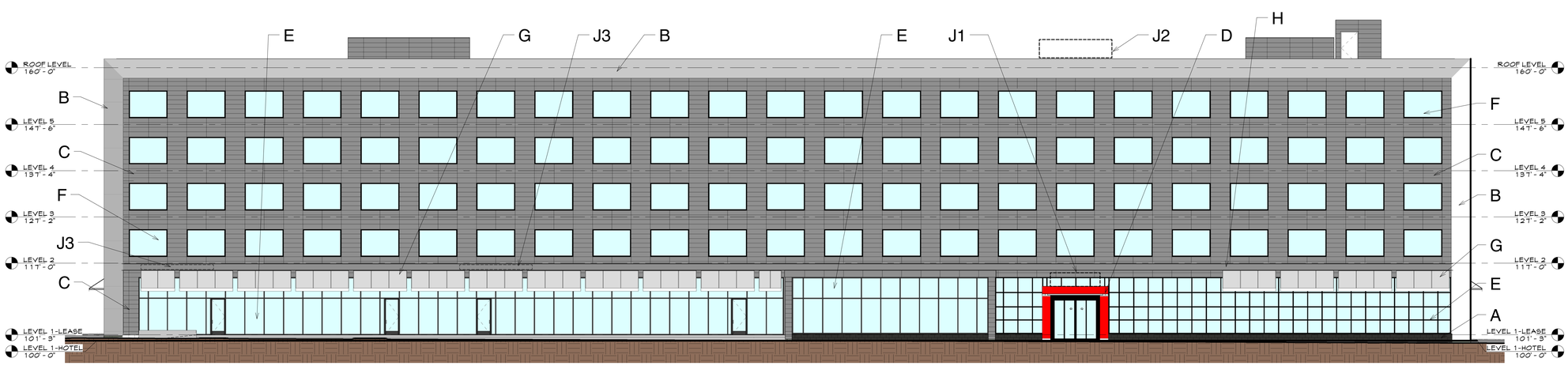
2 / 3.1 **SOUTH ELEVATION**
3/32" = 1'-0"



1 / 3.1 **NORTH ELEVATION**
3/32" = 1'-0"

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EXTERIOR ELEVATIONS

3.1

6/24/2015 9:46:37 AM

RADISSON RED

APRIL 30 @ 8 AM

RADISSON RED

APRIL 30 @ NOON

RADISSON RED

APRIL 30 @ 3 PM

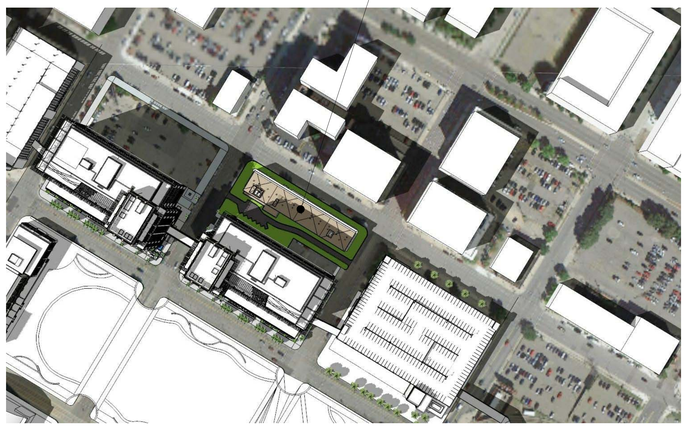
RADISSON RED

JULY 4 @ 8 AM

RADISSON RED

JULY 4 @ NOON

RADISSON RED



JULY 4 @ 3 PM

RADISSON RED

DECEMBER 25 @ 9 AM

RADISSON RED

DECEMBER 25 @ NOON

RADISSON RED

DECEMBER 25 @ 3 PM

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SHADOW STUDIES
3.3

6/24/2015 9:46:45 AM

PORTLAND AVENUE LOOKING SOUTH

PARK AVENUE LOOKING NORTH

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REFERENCE IMAGES

0.1

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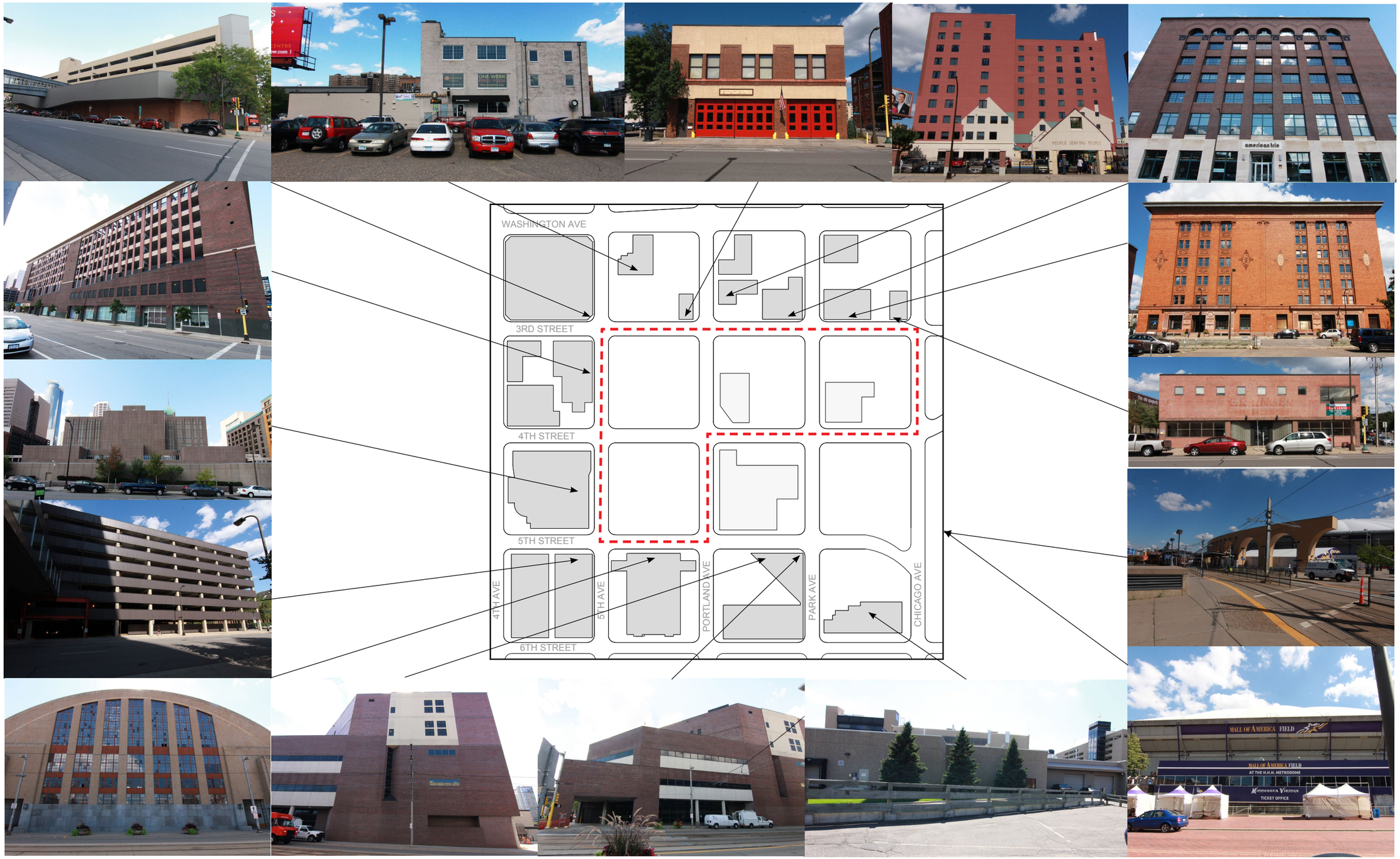
WASHINGTON AVE
3RD STREET
4TH STREET
5TH STREET
6TH STREET
4TH AVE
5TH AVE
PORTLAND AVE
PARK AVE
CHICAGO AVE
americantrio
PEOPLE SERVING PEOPLE
MALL OF AMERICA FIELD
AT THE H.H.H. METRODOME
TICKET OFFICE

Radisson
ONE
WAY

From: Carl Runck
Sent: Tuesday, May 26, 2015 2:09 PM
To: 'Frey, Jacob'; 'Dan Collison'; 'chad.didonato@ecolab.com'; Christie Hantge
Cc: 'Dvorak, Hilary A.'
Subject: Notification of Downtown East PUD application for Radisson Red hotel at 601 3rd Street South, Minneapolis

All –

This e-mail is to inform you about the proposed Radisson Red project at 601 3rd Street South, on the Block 69 north parcel within the Downtown East Planned Unit Development (PUD).

The specific applications filed for this project include:

- Conditional use permit for Phase II of a Planned Unit Development
- Conditional use permit for a surface parking lot in the DP Downtown Parking Overlay District
- Site plan review
- Sign standards variance

The development team participated in the May 14th City Planning Commission Committee of the Whole (CoW) meeting and will be scheduling time to introduce the project to the East Downtown Council and Downtown Minneapolis Neighborhood Association in the near future.

We are excited about the continued execution of the Downtown East mixed-use vision with the addition of this complementary and activating use fronting 3rd Street.

Best regards,

Carl Runck | Director of Development
Ryan Companies US, Inc. | 50 South Tenth Street, Suite 300, Minneapolis, MN 55403-2012
612-492-4655 *tel* | 612-209-6688 *cell*