



LAND USE APPLICATION SUMMARY

Property Location: 315 Nicollet Mall
Project Name: 365 Nicollet
Prepared By: Kimberly Holien, Senior Planner, (612) 673-2402
Applicant: The Opus Group
Project Contact: Matt Rauenhorst
Request: Final Plat.
Required Applications:

Plat	Final plat
-------------	------------

SITE DATA

Existing Zoning	B4-2, Downtown Business District DP, Downtown Parking Overlay District NM, Nicollet Mall Overlay District
Lot Area	45,046 square feet / 1.03 acres
Ward(s)	3
Neighborhood(s)	Downtown Minneapolis Neighborhood Association
Designated Future Land Use	Commercial
Land Use Features	Commercial Corridor (Nicollet Mall) Growth Center Major Retail Center
Small Area Plan(s)	<u>Downtown 2010</u> <u>North Nicollet Mall Development Objectives</u>

Date Application Deemed Complete	N/A	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	N/A	End of 120-Day Decision Period	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The prominent site is located in the core of downtown Minneapolis and includes the south third of the block bounded by Nicollet Mall, 3rd Street S, Marquette Avenue and 4th Street S. Located on the City’s primary retail and commercial street, and one block from the region’s busiest light rail transit station, the property currently consists entirely of a bituminous surface parking lot that includes a total of 254 off-street parking spaces. This parking lot has been on the site since the former Sheraton Ritz hotel was demolished in 1990.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject site fronts on Nicollet Mall in the core of downtown, also fronting on 4th Street S and Marquette Avenue. The applicant is proposing to plat the site into two separate properties, leaving the north portion of the block as a surface parking lot. The property to the west, across Nicollet Mall, contains the Central Library. To the south, across 4th Street S, two buildings are under construction. The 4Marq Apartments currently under construction at 4th Street S and Marquette Avenue is a 30-story residential tower with ground floor commercial uses. An office building for Xcel Energy is under construction at the corner of Nicollet Mall and 4th Street S. To the north, across Marquette Avenue, is the Hennepin County Family Court Services building.

PROJECT DESCRIPTION. The plat is related to the construction of a 30-story residential tower that fronts on Nicollet Mall above a parking podium that extends the length of 4th Street. The residential tower extends up to the 30th floor while the 4th Street and Marquette Avenue frontages will primarily consist of a five-story parking podium above the first floor. The building will have 368 residential units with 369 off-street parking stalls. The ground floor consists of a large retail space fronting on Nicollet Mall, a pedestrian skyway access and lobby with an entrance facing Nicollet Mall, a retail space at the corner of Marquette Avenue and 4th Street S residential amenities such as a lobby, dog wash, bike valet and storage and parking. The residential lobby has an entrance facing Nicollet Mall and an entrance facing 4th Street S. The Nicollet Mall entrance is recessed approximately 40 feet from the front lot line. The entrance into the parking ramp is from 4th Street S. All residential traffic will use this access point and service vehicles will use a service drive on the north side of the building. The land use applications for the construction of the building were approved by the City Planning Commission on September 8, 2015, including the preliminary plat. The applicant is now requesting approval of the final plat.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZZ-7308	Variations and Site Plan Review	Variations and site plan review to construct a 30-story mixed use building with 368 dwelling units	Approved by the City Planning Commission on September 8, 2015
PL-297	Preliminary Plat	Preliminary Plat	Approved by the City Planning Commission on September 8, 2015

PUBLIC COMMENTS. No comments were received regarding the final plat application. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

FINAL PLAT

The Department of Community Planning and Economic Development has analyzed the application for a Preliminary Plat 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.*

Subdivision Regulations:

The subdivision is in conformance with the applicable zoning code regulations and policies of the comprehensive plan. The site currently consists of several underlying platted lots that the applicant is proposing to plat into two large lots. The proposed development will be on Lot 1, Block, Three Sixty Five Nicollet Addition. Said lot is proposed to be 45,046 square feet in area. Lot 2, Block 1 of this subdivision will be 64,257 square feet in area. Both lots have frontage on multiple public streets.

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 plat should have no impact on surrounding land uses.

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 site is basically flat and does not present any other noted hazards.

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 proposed lot is buildable with minimal alterations and will have frontage on four public streets.

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 proposed plat makes adequate provision for stormwater runoff. Because the site includes disturbance of more than one acre of land, a stormwater management plan was required. The Surface Waters and Sewers division of Public Works Department has reviewed the project for

appropriate drainage and stormwater management. Specific comments related to stormwater can be found in the attached PDR report.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by The Opus Group for the properties located at 315 Nicollet Mall:

A. Final Plat.

Recommended motion: **Approve** the application for a final plat.

ATTACHMENTS

1. Plat
2. PDR Report
3. Zoning map

THREE SIXTY FIVE NICOLLET ADDITION

R.T. DOC. NO. _____

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Olaf Limited Partnership, a Minnesota limited partnership, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Lots 56 through 76 inclusive; Together with all of the adjoining vacated northwesterly-southeasterly alley lying between the northeasterly extensions across it of the northwest line of Lot 76 and the southeast line of Lot 71; Together with all of the adjoining vacated northeasterly-southwesterly alley lying between the southeasterly extensions across it of the northeast line of Lot 75 and the southwest line of Lot 74; Together with all of the adjoining northeasterly-southwesterly alley lying between the southeasterly extensions across it of the northeast and the southwest lines of Lot 63; all in AUDITOR'S SUBDIVISION NO. 152, according to the plat thereof on file and of record in the office of the County Recorder and in the office of the Registrar of Titles, Hennepin County, Minnesota.

Part of the land is registered property as evidenced by Certificate of Title No. 770327, being more particularly described as follows:

Lot 59; Lot 60, also the Northeasterly 1/2 of the adjoining vacated alley lying between the extensions across it of the northwesterly and southeasterly lines of said Lot 60, (See Order Doc. No. 670862); Lots 62 and 63, also the Northeasterly 1/2 of the vacated alley adjoining said lots to the Southwest lying between extensions across it of the northwesterly line of Lot 62 and the southeasterly line of Lot 63, (See Order Doc. No. 670862); Lot 64; Lot 72, and that part of the Southeasterly 1/2 of the vacated alley lying between extensions Northwesterly across said alley of the southwesterly and northeasterly lines of said Lot 72, the size of which lot varies from the platted dimensions thereof, in that both the rear and front lines of said lot at 22.2 feet in length; Lots 74 and 75, also that part of the Northwesterly 1/2 of the vacated alley adjoining the Southeasterly lines of said Lots 74 and 75, (See Order Doc. No. 665251); also the Southwesterly 1/2 of the adjoining vacated alley to the Northeast lying between extensions across it of the northwesterly line of said Lot 75 and the center line of the alley adjoining the Southeasterly line of Lot 75, (See Order Doc. No. 670862); all in Auditor's Subdivision No. 152, Hennepin County, Minn.

Abstract and Torrens property: Certificate of Title No. 770327.

All of AUDITOR'S SUBDIVISION NO. 83, according to the plat thereof on file and of record in the office of the County Recorder, Hennepin County, Minnesota.

Abstract property.

Has caused the same to be surveyed and platted as THREE SIXTY FIVE NICOLLET ADDITION.

In witness whereof said Olaf Limited Partnership, has caused these presents to be signed by its proper officers this _____ day of _____, 20____.

OLAF LIMITED PARTNERSHIP

By _____
Name, Title

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, _____ of Olaf Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.

(Signature) (Name Printed)

Notary Public, _____ County, Minnesota
My Commission Expires _____

I Mark R. Salo do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Mark R. Salo, Land Surveyor
Minnesota License No. 43933

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me on this _____ day of _____, 20____, by Mark R. Salo.

(Signature) (Name Printed)

Notary Public, _____ County, Minnesota
My Commission Expires _____

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 the plat of THREE SIXTY FIVE NICOLLET ADDITION and duly authorized such action of the Commission by its Secretary. The prescribed ten-day period for appeal has elapsed without receipt of an appeal, as provided by Title 22, Section 598.320 of the Minneapolis Code of Ordinances.

Secretary of Planning Commission

MINNEAPOLIS, MINNESOTA

I hereby certify that this plat of THREE SIXTY FIVE NICOLLET ADDITION was approved by the City Planning Commission of the City of Minneapolis at a meeting thereof held this _____ day of _____, 20____. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

CITY CLERK OF MINNEAPOLIS, MINNESOTA

Assistant 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 plat, dated this _____ day of _____, 20____.

Mark V. Chapin, County Auditor By _____
Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MINN. STAT. Sec. 383B.565 (1969) this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor By _____

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of THREE SIXTY FIVE NICOLLET ADDITION recorded in this office this _____ day of _____, 20____, at _____ o'clock _____M.

Martin McCormick, County Recorder By _____
Deputy

REGISTRAR OF TITLES, Hennepin County, Minnesota

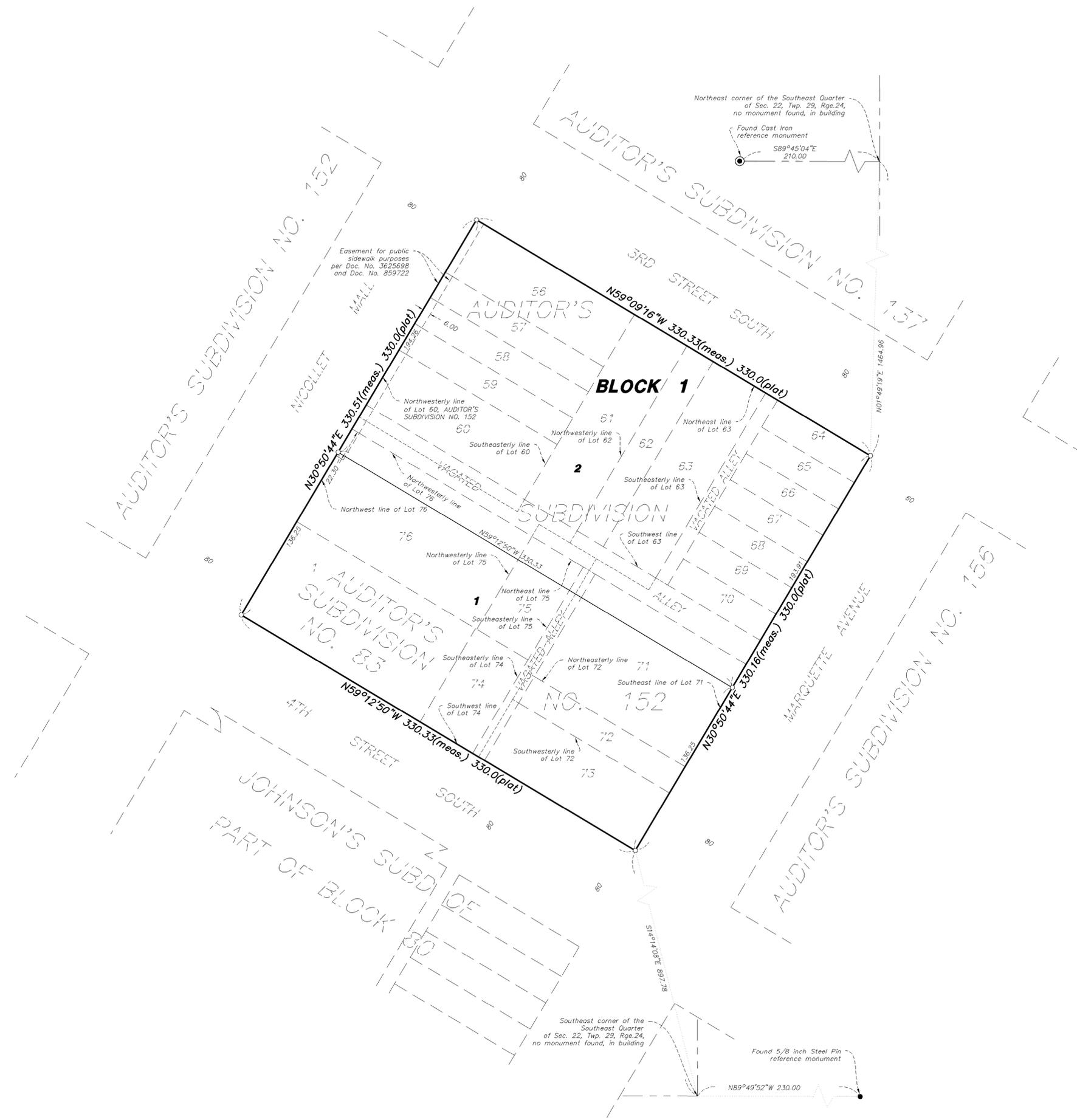
I hereby certify that the within plat of THREE SIXTY FIVE NICOLLET ADDITION was filed in this office this _____ day of _____, 20____, at _____ o'clock _____M.

Martin McCormick, Registrar of Titles By _____
Deputy

THREE SIXTY FIVE NICOLLET ADDITION

R.T. DOC. NO. _____

C.R. DOC. NO. _____



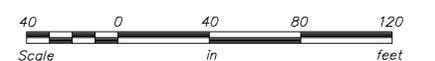
Northeast corner of the Southeast Quarter of Sec. 22, Twp. 29, Rge. 24, no monument found, in building

Found Cast Iron reference monument
S89°45'04"E
210.00

Easement for public sidewalk purposes per Doc. No. 3525698 and Doc. No. 859722

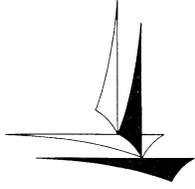
Southeast corner of the Southeast Quarter of Sec. 22, Twp. 29, Rge. 24, no monument found, in building

Found 5/8 inch Steel Pin reference monument



The Northwestern line of Lot 60, AUDITOR'S SUBDIVISION NO. 152 is assumed to bear N30°47'10\"/>

- Denotes 1/2 inch by 14 inch iron rebar set and marked by License No. 43933
- Denotes iron monument found and marked as shown.



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

Preliminary Development Review Report

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

Status *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1001336
Applicant:	OPUS GROUP 10350 BREN ROAD MTKA, MN 55343
Site Address:	315 NICOLLET MALL
Date Submitted:	14-JUL-2015
Date Reviewed:	22-JUL-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

This proposed 30 story building will include 368 residential dwelling unit and 367 on-site parking stalls. The street level will house 9,600 sf of retail space and the residential lobby.

Review Findings (by Discipline)

Zoning - Planning

- The project requires an application for site plan review and variances to the NM, Nicollet Mall Overlay District standards. Additionally, you have elected to plat the site. To pursue the plat, the following items need to be addressed:
 - The plat needs a title at the top

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

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

- The proposed legal descriptions look like they should be: Lot 1, Block 1, Three-Sixty Nicollet Addition to Minneapolis. That needs to be reflected on the application worksheet.
- You cannot have any development on an outlot, including parking. If the intent is for the parking to stay on the north half of the block, that will need to be platted as Lot 2.
- As an alternative to platting you could split the parcel by doing a minor subdivision to create two lots.

□ Addressing

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

□ Parks - Forestry

- Contact Craig Pinkalla (612-499-9233 cpinkalla@minneapolisparks.org) regarding any questions related to planting, removal or the process for protection of trees during construction in the city right of way.
- Effective January 1, 2014, the City of Minneapolis and the Minneapolis Park and Recreation Board adopted an update to the existing Parkland Dedication Ordinance. The adopted City of Minneapolis Parkland Dedication ordinance is located in Section 598.340 of the City's Land Subdivision ordinance:
 - <http://library.municode.com/index.aspx?clientId=11490>
- As adopted, the fee in lieu of dedication for new residential units is \$1,521 per unit (affordable units excluded per ordinance) and for commercial and industrial development it is \$202.80 per development employee (as defined in ordinance). Any dedication fee (if required) must be paid at the time of building permit issuance.
- There is also an administration fee that is 5% of the calculated park dedication fee.
- As proposed, for your PROJECT, the calculated dedication fee is as follows:
 - Park Dedication Fee Calculation =
 - Residential (367 units x \$1,521 per unit) = \$558,207
 - Non-Residential Commercial Space = \$ 2,028
 - 5% of \$XX (Administration Fee) = \$ 1,000
 - Total Park Dedication Administrative Fee: = \$561,235
- This is a preliminary calculation based on your current proposal; a final calculation will be made at the time of building permit submittal.
- For further information, please contact Matthew D. James at (612) 673-2547.

□ Right of Way

- An encroachment permit shall be required for all streetscape elements in the Public right-of-way such as: plants & shrubs, planters, tree grates and other landscaping elements, sidewalk furniture (including bike racks and bollards), and sidewalk elements other than standard concrete walkways such as pavers, stairs, raised landings, retaining walls, access ramps, and railings (NOTE: railings may not extend into the sidewalk pedestrian area). Please contact Bob Boblett at (612) 673-2428 for further information.
- Note to the Applicant: Any elements of an earth retention system and related operations (such as construction crane boom swings) that fall within the Public right-of-way will require an encroachment permit application. If there are to be any earth retention systems which will extend outside the property line of the development

then a plan must be submitted showing details of the system. All such elements shall be removed from the Public right-of-way following construction with the exception of tie-backs which may remain but must be uncoupled and de-tensioned. Please contact Bob Boblett at (612) 673-2428 for further information.

- In addition, any elements of an earth retention system and related excavations that fall within the Public right-of-way will require a "Right-of-Way Excavation Permit". This permit is typically issued to the General Contractor just prior to the start of construction. However, it is the Applicant's responsibility to insure that all required permits have been acquired by its consultants, contractors, sub-contractor's prior to the start of work.
- The Project limits fall within the boundaries of the Downtown Improvement District (DID). Any improvements, modifications, and alterations to the streetscape are subject to the review and approval of the DID. Please contact Ben Shardlow at (612) 656-3830 for further information.

□ Street Design

- The proposed driveway aprons on 4th St. S. and Marquette Ave are shown incorrectly with 10' radii; the Minneapolis standard driveway apron provides for a 5' radius (typically driveway apron radii are reduced to 2' in Downtown Minneapolis in order to maximize sidewalk pedestrian zone). All driveway aprons shall be designed and constructed to City standards. All driveway aprons shall be shown graphically correct on all related plan sheets. Please refer to the following: http://www.minneapolismn.gov/publicworks/plates/public-works_road.
- All curb & gutter in the Public right-of-way shall be designed and constructed to City standards, curb & gutter to be City standard B624 Curb and Gutter (Modified). Please refer to the following: http://www.minneapolismn.gov/publicworks/plates/public-works_road. Add the appropriate details from the ROAD-1000 Series - Curbs and Gutters (ROAD-1004, and ROAD-1010) to the plans.

□ Sidewalk

- Planters and trees placement along 4th St. S. shall be considered carefully, shifted as far toward the curb as possible to maximize pedestrian through space to meet ADA guidelines and also achieve appropriate planter sizes for their proposed plantings. A minimum 8'-0" clear zone (un-obstructed) sidewalk shall be maintained for the length of any block in a straight line. 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. Sidewalk layouts and landscaping in the Public right-of-way shall follow the established design standards of Access Minneapolis; refer to the following: <http://www.minneapolismn.gov/publicworks/transplan/index.htm>
- The landscaping plans are confusing as they relate to proposed sidewalk shown elsewhere in the plans; the symbolism for proposed sidewalk depicted on Sheet C3 of the plans is different from the sidewalk pattern depicted on the Landscaping Plans (Sheet L1.10). The Applicant shall clarify the intent for proposed sidewalks, joint patterns, and other amenities, and depict them consistently throughout the plans. Note that minimum joint spacing of 4' is typical for Minneapolis standard sidewalk.
- Tree 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 following: City of Minneapolis Urban Forest Policy (http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert_282934.pdf)
- Note to the Applicant: The current site plan correctly depicts the Nicollet Mall Re-design. The Applicant (and his consultants and contractors) shall continue Project coordination with the Nicollet Mall Project Manager - Rick Kreuser. Please add the following notes to the site plan:
- Prior to starting any work, please contact Rick Kreuser at (612) 673-3624 regarding Nicollet Mall reconstruction and Project Coordination.

□ Traffic and Parking

- The nature of the proposed development is such that traffic impacts will be an issue; please contact Allan Klugman at (612) 673-2743 to discuss the requirements of a Travel Demand Management Plan (TDMP).
- 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 trash removal operations and show turning maneuvers for all 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.
- The Applicant shall note the location of any existing Metro Transit "bus stops" on the site plan.
- Do we know if the bus lane on 4th is going to stay? As of right now your development does not have any curb space to be used for pick up/drop off or any sort of loading. These operations will have to be handled within the property lines of your site.
- Note to the Applicant: The construction of this development will likely require the use of Public right-of-way (roadway and sidewalks) for construction purposes. A request for an estimate of street use and obstruction permit fees can be made to the City's Traffic Department; please contact Scott Kramer at (612) 673-2383 for further information.
- 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.

□ Water

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

□ 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.
- Meet all requirements for High-Rise buildings.
- Maintain fire apparatus access at all times.

□ Business Licensing

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

□ Environmental Health

- 315 Nicollet Mall had two 15,000 gallon underground fuel oil tanks removed in 1990. It was reported to the MPCA that the tanks had leaked and Leak Site number 2209 was assigned. Approximately 664 tons of soil was treated and the leak site was closed in 1994. It is not identified if groundwater was impacted or soil contamination remains. It is recommended the developer enroll in the Minnesota Pollution Control Agency Brownfield Remediation program and request a letter of no association for the site.
- In 1884 the Palace Building was built and subsequently demolished in 1961. The Sheraton-Ritz was built on the site and then demolished in 1990. City records indicated several oil burner permits over the life of these buildings. The two tanks removed in 1990 are part of this record. Additional tanks may still exist another structures abandoned during the demolition that may be discovered during this new construction.
- This includes two wells identified on site from City and State Records. The Palace building operated a commercial well site identified by UWN 200622 which was 510 feet deep. Its date of construction is unknown. A 102 foot monitoring well was constructed in 1989. The Minnesota Department of health Well Program and the Minnesota Geological Survey office have been contacted to identify if any sealing records exist. If no documentation has been filed the wells will need to be located a sealed as part of this development project. If the wells cannot be located an unlocatable well sealing variance will need to be obtained from the Minnesota department of health accompanied by documentation on efforts made to locate the abandoned wells.
- 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 annu

□ Historical Preservation Committee

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

□ Sewer Design

- Stormwater Management: Please provide stormwater modeling and calculations demonstrating compliance with the stormwater treatment requirements of Chapter 54 of the Minneapolis Code of Ordinances. Please include stormwater models/calculations, BMP maintenance plans, and geotechnical reports.
- 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.

- Future development of the remaining site would be considered phased or connected actions and also trigger the stormwater treatment requirements of Chapter 54 MCO.
- Utility Connections: The sanitary sewer connection locations should be coordinated with the proposed Nicollet Mall sanitary sewer project. Please continue to work with Jeremy Strehlo, (612) 673-3973, to coordinate connection locations, timing and methods.
- Please provide justification for the sizing of the proposed 12" sanitary connections. The size of the connections should be minimized as much as possible, while providing sufficient capacity based on expected flows.
- The proposed storm sewer connection should be routed within the property instead of within the right-of-way along Nicollet Mall (STMH 1 to the existing City drill hole).
- Additional comments on the proposed storm sewer connection may be provided upon submittal and review of the requested stormwater management report.
- Non Stormwater Discharges: Detail all mechanical and non-stormwater discharges. Non-stormwater discharges are not permitted unless approved by the City of Minneapolis. Non-stormwater discharges not declared and approved will not be permitted. If there currently are none and nothing is proposed declare this status on the plans.
- For comments or questions on Public Works Surface Water & Sewers Division related requirements please contact Jeremy Strehlo, (Professional Engineer) at (612) 673-3973, or jeremy.strehlo@minneapolismn.gov.

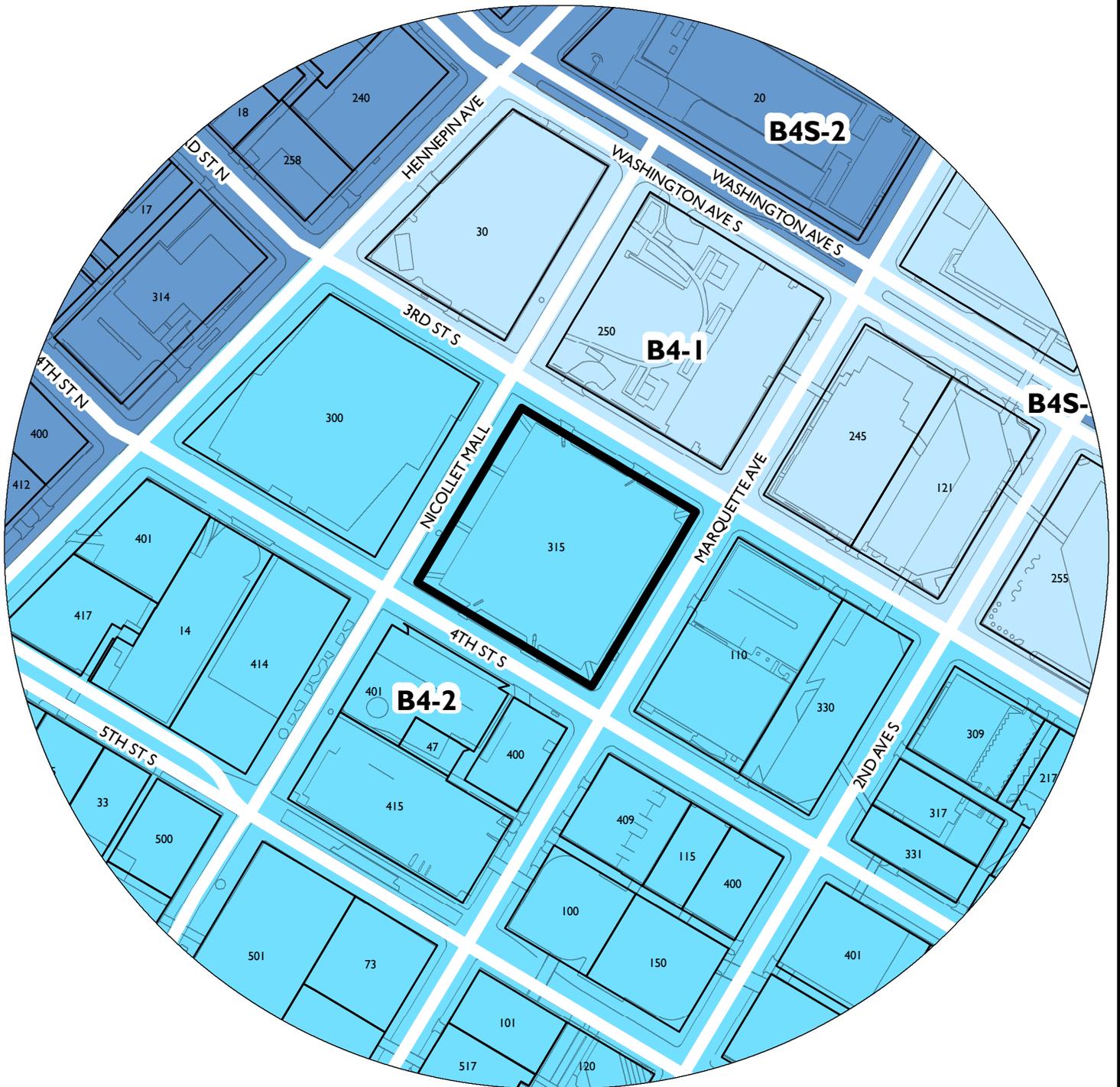
□ Construction Code Services

- Project should schedule a preliminary plan review meeting at such time that a code review and code plans have been developed.
- A Service Availability Charge (SAC) determination will need to be submitted to the Metropolitan Council for the proposed project. Please refer to this link for more information or Contact Karon Cappaert at 651-602-1118 or karon.cappaert@metc.state.mn.us.
http://www.ci.minneapolis.mn.us/mdr/docs/sac_availability_charge.pdf.

END OF REPORT

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
315 Nicollet Mall

FILE NUMBER
PL-297