

LAND USE APPLICATION SUMMARY

Property Location: 510 and 640 South 4th Street
Project Name: DTE ATM Variances
Prepared By: Hilary Dvorak, Principal Planner, (612) 673-2639
Applicant: Ryan Companies US, Inc.
Project Contact: Tony Barranco with Ryan Companies US, Inc.
Request: To allow an automatic teller machine (ATM) on the outside of both of the Wells Fargo Towers that is not located within the principal structure served.

Required Applications:

Variance	Of the enclosed building standards to allow an ATM on the outside of both of the Wells Fargo Towers located at 510 and 640 South 4 th Street that are not located within the principal structure served.
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SITE DATA

Existing Zoning	B4S-2, Downtown Service District (west block) B4N, Downtown Neighborhood District (east block) DP Downtown Parking Overlay District (both blocks)
Lot Area	66,892 square feet (west block) and 66,771 square feet (east block)
Ward(s)	3
Neighborhood(s)	Downtown East
Designated Future Land Use	Commercial (west block) and Mixed Use (east block)
Land Use Features	Growth Center (Downtown)
Small Area Plan(s)	<u>Historic Mills District Master Plan (1998)</u> <u>Downtown East/North Loop Master Plan (2003)</u>

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The property is located in downtown Minneapolis. The site is located on the southern half of the two blocks bounded by South 3rd Street, 5th Avenue South, South 4th Street and Park Avenue. A mixed-use building is being constructed on each of the blocks.

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.

Date Application Deemed Complete	November 30, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	January 29, 2016	End of 120-Day Decision Period	Not applicable

PROJECT DESCRIPTION. The applicant is proposing to install an ATM machine on the outside of both of the Wells Fargo buildings that are currently under construction. The ATM machines would be located near the entrance to the Wells Fargo office buildings. They would be accessible from the public plazas located between the building and South 4th Street.

The ATMs are located in the corner of the buildings where the low-rise portion meets the high-rise portion. Specifically, the ATMs are located in the interior wall of the low-rise portion of the building. The locations of the ATMs are circled on the plans that are provided in the packet. The applicant has indicated that there will be security cameras directed towards the ATMs, that they will be visible to night security and that the area where the ATMs are located will be well lit.

The zoning code allows ATMs accessory to nonresidential uses located in districts other than the residence and ORI Districts. In addition, ATMs shall be located within the principal structure served, except when part of a drive-through facility accessory to a bank. Since there are no drive-through facilities associated with the Wells Fargo buildings, and the ATMs are not located within the buildings themselves, a variance of the enclosed building requirement is required.

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

PHASE I. The development is being reviewed as a multi-phased Planned Unit Development (PUD). The first phase of the development is currently under construction. The first phase includes two mixed-use buildings including ground level and skyway level commercial space, residential units, enclosed loading and parking areas and office space. The two buildings will be mirror images of one another and are being built between South 3rd Street, 5th Avenue South, South 4th Street and Park Avenue. This phase also includes an above ground parking garage located on the block between South 3rd Street, Park Avenue, South 4th Street and Chicago Avenue. There will be over 1,500 parking spaces in this garage. Skyways will connect the three new buildings to the existing Jerry Haaf parking garage, which connects to the extensive downtown skyway network, and the new Minnesota Multi-Purpose Stadium. The first phase also includes a residential development on the western one-third of the block bounded by South 4th Street, 5th Avenue South, South 5th Street and Portland Avenue. This phase of the development was approved in November of 2013.

PHASE II. The second phase of the PUD includes the construction of a Radisson Red Hotel on the northern portion of the block bounded by South 3rd Street, Portland Avenue, South 4th Street and Park Avenue. This phase of the development is also currently under construction. The hotel will be five-stories tall and will have 164 rooms. There will be a bar/restaurant and fitness space on the ground floor of the building that is affiliated with the hotel. There will be additional commercial space not associated with the hotel on the ground-floor. The applicant is proposing to have 13 parking spaces provided towards the south side of the building and would connect to the adjacent underground parking garage via a tunnel for access to an additional 19 parking spaces. This phase of the development was approved in July of 2015.

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

PHASE IV. The fourth phase of the PUD is proposed to be a four-story office building with approximately 170,000 square feet of floor area. There will be one level of underground parking containing 60 spaces. Access to the underground parking garage will be from a shared ramp on 5th Avenue South that is also utilized by the residential units that are being constructed as part of the first phase of the PUD. There will be two loading spaces located within the building. The loading spaces will be located in the middle of the proposed building and will be accessed from the loading area within the office tower that is being constructed as part of the first phase of the PUD. In addition, a tunnel will connect the proposed building to the office tower that is being constructed as part of the first phase of the PUD. This will allow the uses or the proposed office building to gain access to the city's skyway system. This phase of the development is being reviewed by the City Planning Commission on the same day as the proposed variance application is being heard.

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

CPED is recommending that this item be continued to the January 25, 2016, City Planning Commission hearing.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Ryan Companies US, Inc. for the properties located at 510 and 640 South 4th Street:

A. Variance of the enclosed building standards.

Recommended motion: **Continue** the application for a variance of the enclosed building standards to allow an ATM on the outside of both of the Wells Fargo Towers located at 510 and 640 South 4th Street that are not located within the principal structure served to the January 25, 2016, City Planning Commission hearing.