

MEMORANDUM

TO: City Planning Commission, Committee of the Whole

FROM: [Hilary Dvorak](#), Principal Planner, (612) 673-2639

DATE: July 21, 2016

SUBJECT: Downtown East Phase V, Block One Office Tower, 700 South 4th Street

SITE DATA

Existing Zoning	B4N, Downtown Neighborhood District DP Downtown Parking Overlay District
Lot Area	18,184 square feet / .42 acres
Ward(s)	3
Neighborhood(s)	Downtown East
Designated Future Land Use	Mixed Use
Land Use Features	Transit Station Area (U. S. Bank Stadium) Growth Center (Downtown) Commercial Corridor (Chicago Avenue)
Small Area Plan(s)	Historic Mills District Master Plan (1998) Update to the Historic Mills District Plan (2001) Downtown East/North Loop Master Plan (2003)

PROJECT DESCRIPTION

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 South and the two additional blocks are bounded by South 4th Street, 5th Avenue South, South 5th Street, and Park Avenue. The development is being reviewed as a multi-phased Planned Unit Development (PUD).

PHASE I

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 South. 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 3rd Street South, Portland Avenue South, 4th Street South 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 3rd Street South, Portland Avenue South, 4th Street South and Park Avenue 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 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 an office building located on the northern half of the block bounded by 3rd Street South, 5th Avenue South, 4th Street South and Portland Avenue. The office building will be approximately 221,000 square feet in size and four-stories tall. There will be one level of underground parking containing 60 spaces. Access to the underground parking garage will be from a shared ramp on 5th Avenue South that is also utilized by the residential units that are being constructed as part of the first phase of the PUD. There will be two loading spaces located within the building. The loading spaces will be located in the middle of the proposed building and will be accessed from the loading area within the office tower that is being constructed as part of the first phase of the PUD. A tunnel will connect the proposed building to the office tower that is being constructed as part of the first phase of the PUD. This will allow the uses or the proposed office building to gain access to the city's skyway system. This phase of the development was approved in January of 2016 and is also currently under construction.

PHASE V

The fifth phase of the PUD, which will be an office building located on the southern half of the block bounded by 3rd Street South, Park Avenue, 4th Street South and Chicago Avenue. The office building will be approximately 459,630 square feet in size and 17-stories tall. There will be no on-site parking or loading spaces; loading is proposed to occur from the street. The building will connect to the city's skyway system.

APPLICATIONS

The block is zoned B4N Downtown Neighborhood District and is located in the DP Downtown Parking Overlay District. In the B4N zoning district the minimum floor area ratio (FAR) is 2 and there is no maximum FAR. The FAR of the proposed building is 25.3. The height limitation in the B4N zoning district is ten stories of 140 feet. The height of the proposed building is 17 stories or 290 feet tall. In addition, there is no minimum parking requirement for any use in the downtown zoning districts.

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. Two 300 square-foot signs near the top of the building are being proposed; one on the south elevation and one on the east elevation.

The following applications have been identified at this time:

- Conditional use permit for Phase V of a Planned Unit Development.
- Site plan review

PUD APPLICATION

- Height (5 amenity points required)
- Loading (0 amenity points required)
- Sign Standards (5 points required)

A total of 10 points worth of amenities are required for the Planned Unit Development. Ryan Companies is proposing to include the following:

- Active liner uses as part of a parking garage
- Decorative or pervious surface for on-site parking and loading areas, drives, driveways, and walkways
- Living wall system
- Pedestrian improvements
- Reflective roof
- Recycling storage area

Amenity Points Summary

Amenity	Possible PUD Points	Points Requested by Applicant
Active liner uses as part of a parking garage	10 points	2 points
Decorative or pervious surface for on-site parking and loading areas, drives, driveways, and walkways	3 points	3 points
Living wall system	3 points	3 points
Pedestrian improvements	3 points	3 points
Reflective roof	3 points	3 points
Recycling Storage Area	1 point	1 point
Total	23 points	15 points

Staff and the project team would like to introduce the project and obtain feedback from the Commission. It is anticipated that the formal land use applications will be submitted this fall.

Points required:

- Building height – **5 points.**
- On-premise signs – **5 points**
- **Total – 10 points.**

Amenities provided: Ryan Companies US, Inc. is proposing the following 13 points worth of amenities.

Table 527-1 Amenities

Ryan Companies US, Inc. proposes the following amenities from Table 527-1, Amenities:

Active Liner Uses as Part of a Parking Garage – Inclusion of housing, office, or other active uses around the perimeter of all floors of a parking garage that face a public street, sidewalk, or pathway. In any district where liner uses are already required on the first floor, points shall only be awarded for liner uses on all other floors above the first where parking is located. False or display windows shall not qualify. The proposed office development will be constructed along the southern face of the new MSFA parking ramp. Floors 1 through 4 will be up against all 6 full levels of the ramp. Since the office space is only providing an active liner use for the southern elevation of the ramp, we are requesting 2 points out of the possible 10 points for this amenity.

Decorative or pervious surface for on-site parking and loading areas, drives, driveways and walkways – Provide decorative pavers, pervious pavers, stamped concrete, colored concrete, pervious concrete, brick or other decorative or durable materials for a minimum of seventy-five (75) percent of surface parking and/or loading areas, drives aisles, driveways and walkways that comply with the Americans with Disabilities Act accessibility requirements. The west side of the office will be right up against the property line. The ground floor of the office will be set approximately 10'-9" north of the south property line. There is also some hardscape just east of the office adjacent to the parking ramp plaza. We are proposing that 100% of this hardscape on our property (approximately 3,100 square feet) will be accent pavers, colored concrete or some other form of decorative paving. All materials will comply with ADA regulations. We are requesting that 3 points be awarded for this amenity.

Living wall system – The required standards for a living wall system are:

- **Provide a living wall system on at least one (1) building elevation.** We are proposing living wall systems on the south and west elevations of the building.
- **The living wall shall be composed of panels that total a minimum of sixty (60) percent of the wall area on the building elevation, or five hundred (500) square feet, whichever is greater. Window area is included in the calculation of the wall area, but in no case shall the living wall cover windows.** The living wall systems will be located on the approximately 20 foot wide façade behind the patios provided to every other floor. Each patio is 2 stories tall (approximately 30 feet). Our current design shows 6% of the southern elevation being living wall and 9% of the western elevation being living wall. This equates to approximately 6,700 square feet of living wall. Although this is less than 60% of the elevation area, we believe this is a significant amount of greenery and that it will be very noticeable and aesthetically pleasing. We also believe that the patios are the only feasible

location to house the living walls in order to provide adequate irrigation and maintenance to make sure they perform their best.

- **A portion of the plantings shall provide greenery year round.** We have not yet narrowed down the type of living wall system that will be used. Our intent is to incorporate some type of evergreen species, but it remains to be seen if this will be feasible or give the building the best appearance.

We believe that incorporating a living wall system into a high rise building in Downtown Minneapolis is very ambitious. We also believe that the renderings and elevations we provided prove that the amount of living wall system we are proposing to use, although less than 60% of the elevation, has a large positive impact on the buildings appearance and ties the architecture into the neighboring park. With that in mind, we are requesting 3 points be awarded for the amenity.

Pedestrian Improvements – A site and building design that allows for exceptional and accessible pedestrian and/or bicycle access through and/or around a site that exceeds the requirements of Chapter 530, Site Plan Review. The improvements shall use a combination of landscaping, decorative materials, access control and lighting to create a safe, clear and aesthetically pleasing access through and/or around the site that complies with the Americans with Disabilities Act accessibility requirements. Our site and building were designed with pedestrian and bicycle traffic at the forefront because of all of the new development and attractions in the Downtown East area. The office will connect directly into the skyway system already existing within the MSFA ramp. The ground level of the office was pulled north in order to allow two approximately 7 foot wide pedestrian walkways along 4th Street. The bench from the ramp plaza will be extended west and more landscaping will be added. Also, we worked with the City to implement their vision for a more pedestrian friendly streetscape, well into the initial phases of this PUD. This consisted of adding bump-outs to many of the block corners and adding raised colored concrete bike paths. One of these bike paths is directly adjacent to the proposed office, running north along Park Avenue. We are requesting 3 points be awarded for this amenity.

Reflective Roof – Utilize roofing materials for seventy-five (75) percent or more of the total roof surface having a Solar Reflectance Index (SRI) equal to or greater than the values as required by the US Green Building Council (USGBC) for low-sloped and steep-sloped roofs. We will be using a white TPO roofing system. Also, light colored pavers may be used where applicable. We are requesting that 3 points be awarded for this amenity.

Recycling Storage Area – Provide and easily accessible area that serves the entire building and is dedicated to the collection and storage of non-hazardous materials for recycling, including but not limited to paper, corrugated cardboard, glass, plastics and metals. The recycling storage area shall be located entirely below grade or entirely enclosed within the building. The proposed office building will have a recycling storage area that complies with all of the above requirements. We are requesting that 1 point be awarded for this amenity.

Amenity		Points Requested by Ryan Companies	Points Recommended by Staff
Amenities from Table 527-1	Active Liner Uses as Part of a Parking Garage	2	
	Decorative or Pervious Surface for On-Site Parking and Loading Areas, Drives, Driveways, and Walkways.	3	
	Living Wall System	3	
	Pedestrian Improvements	3	
	Reflective Roof	3	
	Recycling Storage Area	1	
Total		15	



RYAN[®]

BLOCK ONE OFFICE TOWER

MINNEAPOLIS COMMITTEE OF THE WHOLE SUBMISSION | 6.20.2016

SECTION ONE

PROJECT DESCRIPTION



OVERVIEW

The Block One Office Tower is a 17 level office building that is designed in front of and above the MSFA Parking Ramp in Downtown East Minneapolis. This project includes 459,000 SF of total space, with 414,000 SF of usable office area. A portion of the street and skyway levels are also devoted to retail uses, with the additional possibility of a 17th floor restaurant space.

Building materials are glass, architectural precast, living wall and weathered steel panels. A glass tower on the southwest corner coincides with the main entry to the building lobby, which is also where skyway access is provided. Recessed voids on either side of the glass tower transition from living wall to weathered steel as they near the top of the building. Weathered steel then wraps around the entire top of the building, providing a distinctive building cap. A vertical element on the north side ties to this language, pulling weathered steel and glass back down the river-facing facade.

ANTICIPATED LAND USE APPLICATIONS

Phase 4 of PUD

Site Plan Review

Conditional Use Permit (CUP) for signage above 28'

Variance for Loading

BUILDING MATRIX

Building Height	289'-6"
Number of Floors	17
Gross Floor Area	459,630 SF
Office	414,400 SF
Retail	6,130 SF
Dwelling Units	0
Parking	0

SECTION TWO

PHOTO SURVEY



PHOTO SURVEY - VIEWS FROM SITE



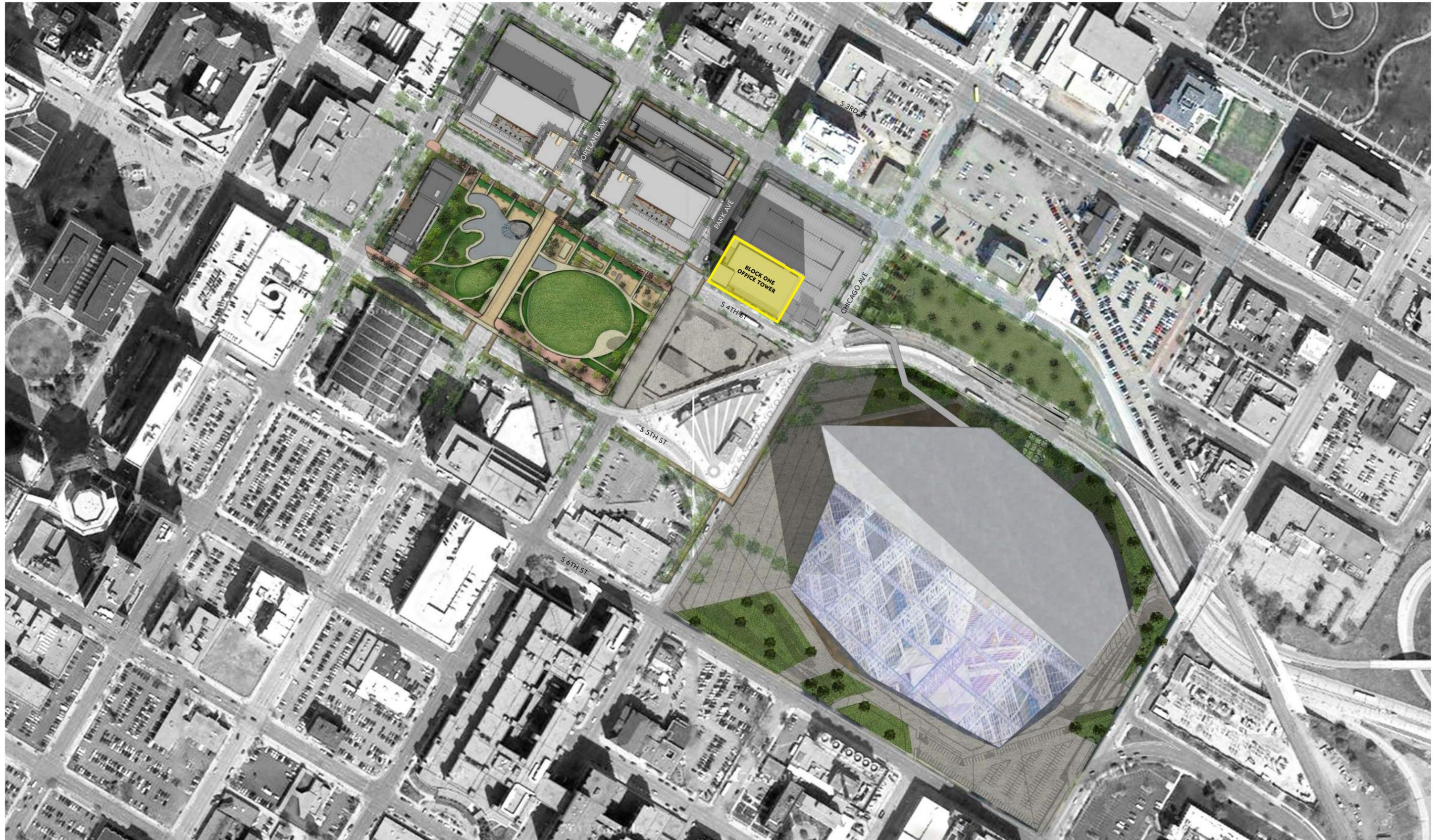


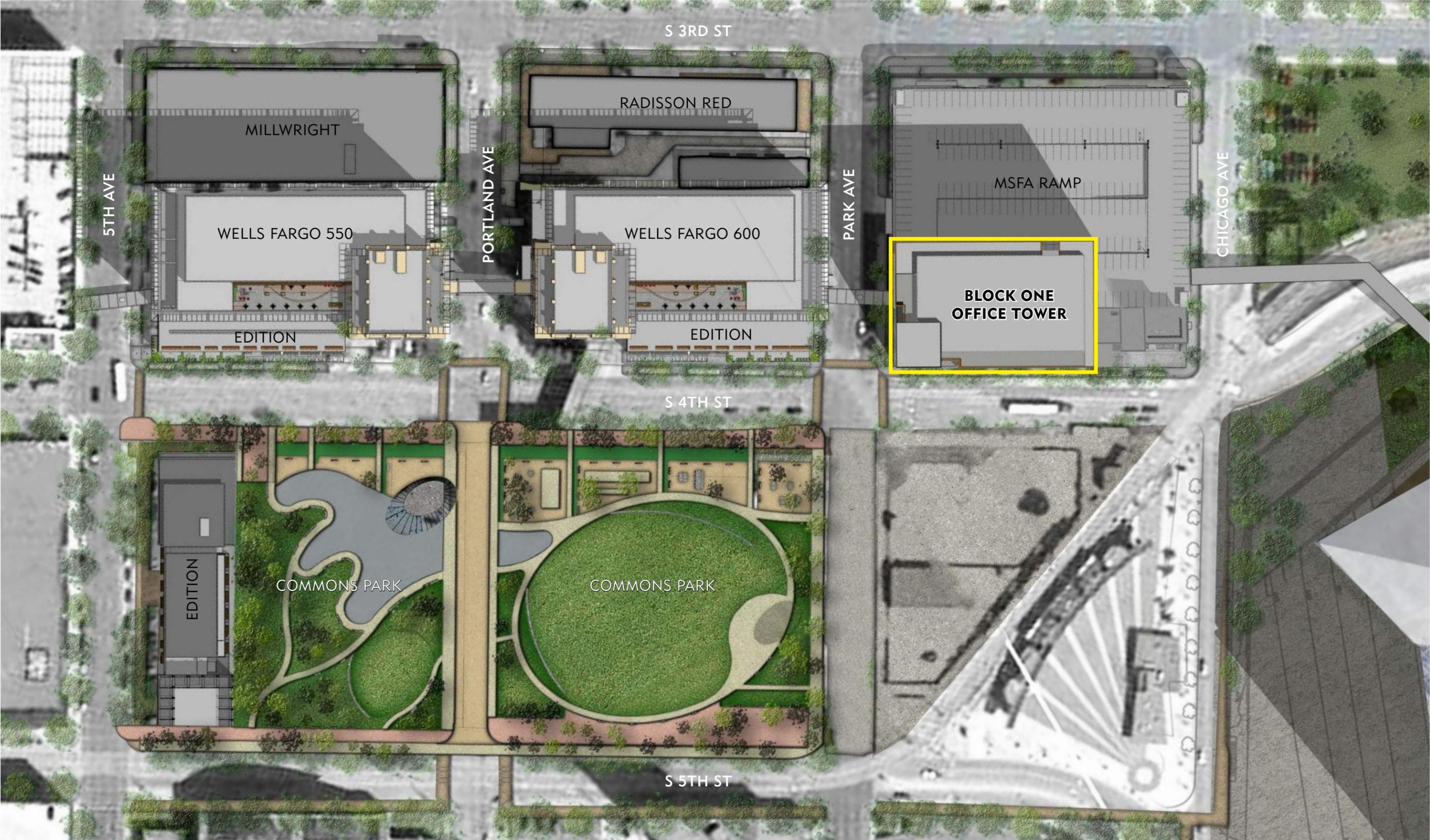
PHOTO SURVEY - CONTEXT



SECTION THREE

SITE PLAN





SITE PLAN



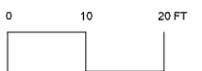
PLANT LIST				
	Common Name	Botanical Name	Qty	Size
Deciduous Trees				
	AUTUMN GOLD GINKGO	Ginkgo biloba 'Autumn Gold'	2	3" B&B
	RENAISSANCE REFLECTION BIRCH	Betula papyrifera 'Renc'	3	2" B&B
Shrubs				
MW	Moonshadow Wintercreeper	Euonymus fortunei 'Moonshadow'	33	5 GAL.
TS	TOR SPIREA	Spiraea betulifolia 'Tor'	16	5 GAL.
Ornamental Grasses				
BOG	Sapphire Fountain Blue Oat Grass	Helictotrichon sempervirens 'Saphirsprudel'	210	1 GAL.

LEGEND

-  2x2' ACCENT PAVEMENT - WAUSAU TILE BG-20
-  COLORED CONCRETE - SOLOMEN 920 SMOKE
-  4" HARDWOOD MULCH
-  24" SLATE TRAP ROCK RIP RAP

KEY NOTES

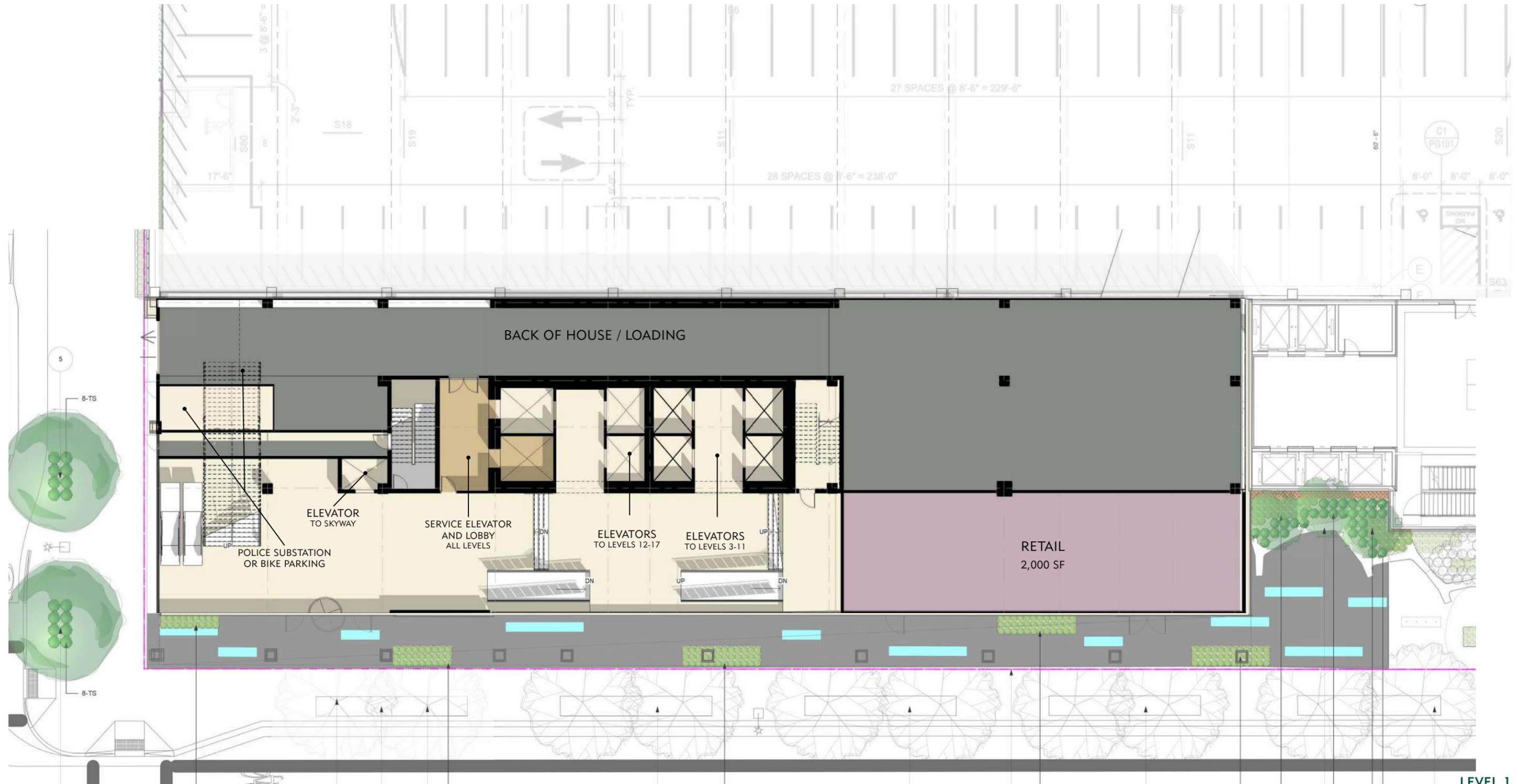
- 1 PROPERTY LINE
- 2 EXISTING RAIN GARDENS
- 3 (4) LANDSCAPE FORMS - TWIGS BENCHES
- 4 REMOVE TREES FOR OPEN REVIEW TO FRONT ENTRANCE
- 5 NEW TREES TO REPLACE REMOVED TREES ON 4TH STREET



SECTION FOUR

CONCEPT DRAWINGS

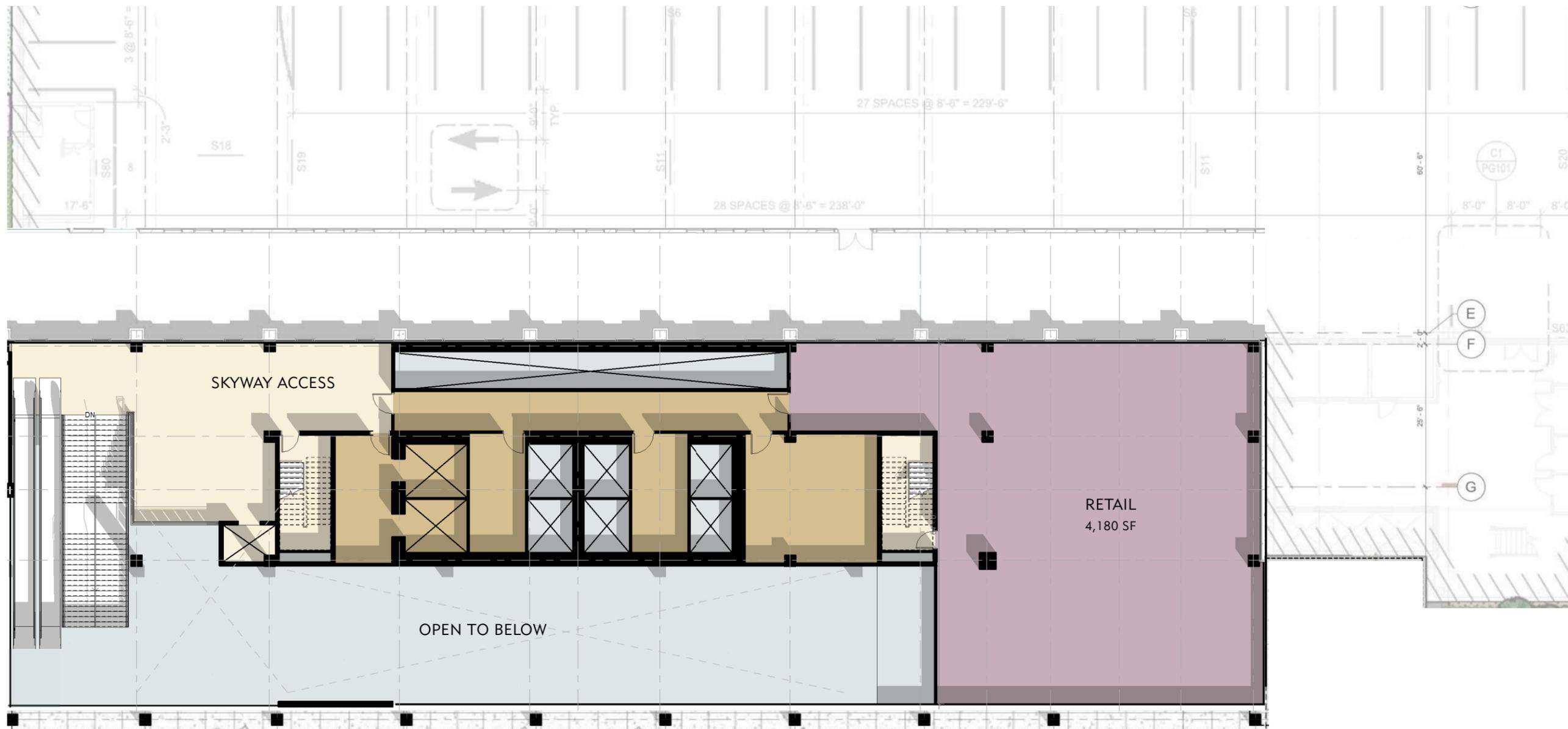
LEVEL 1 PLAN



LEVEL 1

GROSS	14,210 SF
RENTABLE	12,450 SF
RETAIL USABLE	2,000 SF

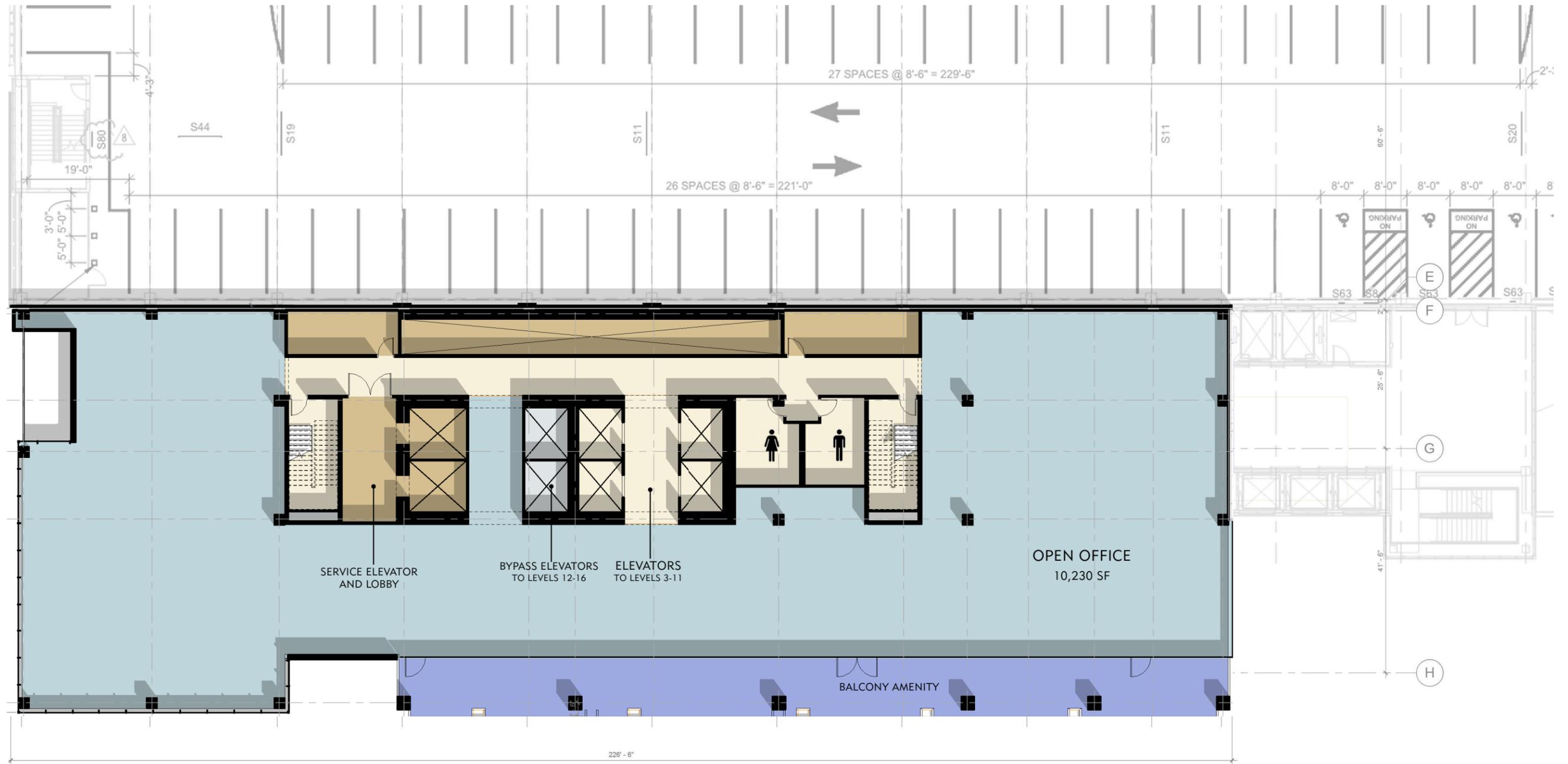
LEVEL 2 PLAN



LEVEL 2

GROSS	9,310 SF
RENTABLE	7,140 SF
RETAIL USABLE	4,180 SF

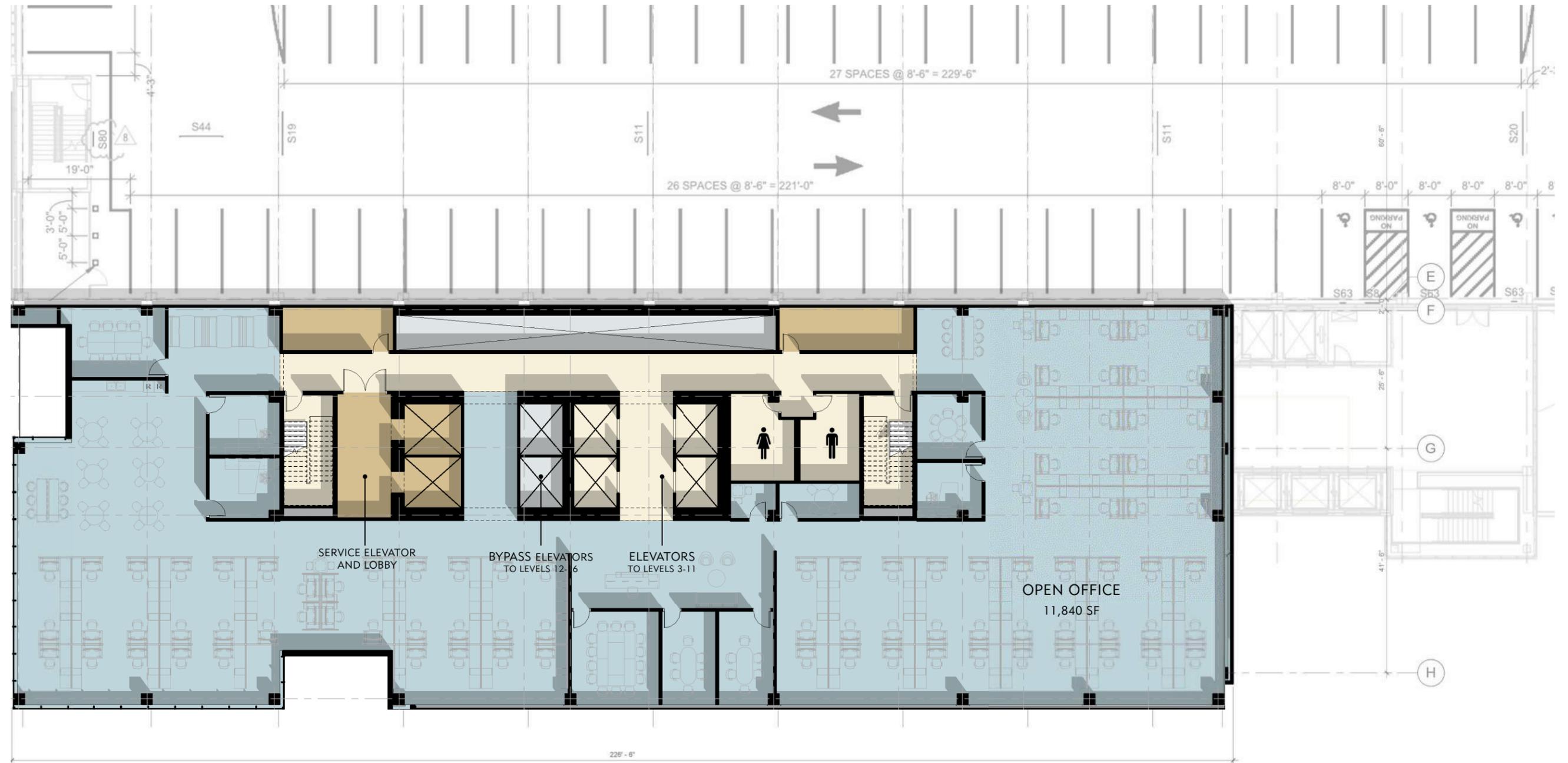
LEVEL 3 PLAN



LEVEL 3

GROSS	16,240 SF
RENTABLE	14,160 SF
USABLE	10,230 SF
OUTDOOR AMENITY	1,700 SF

LEVEL 4 PLAN



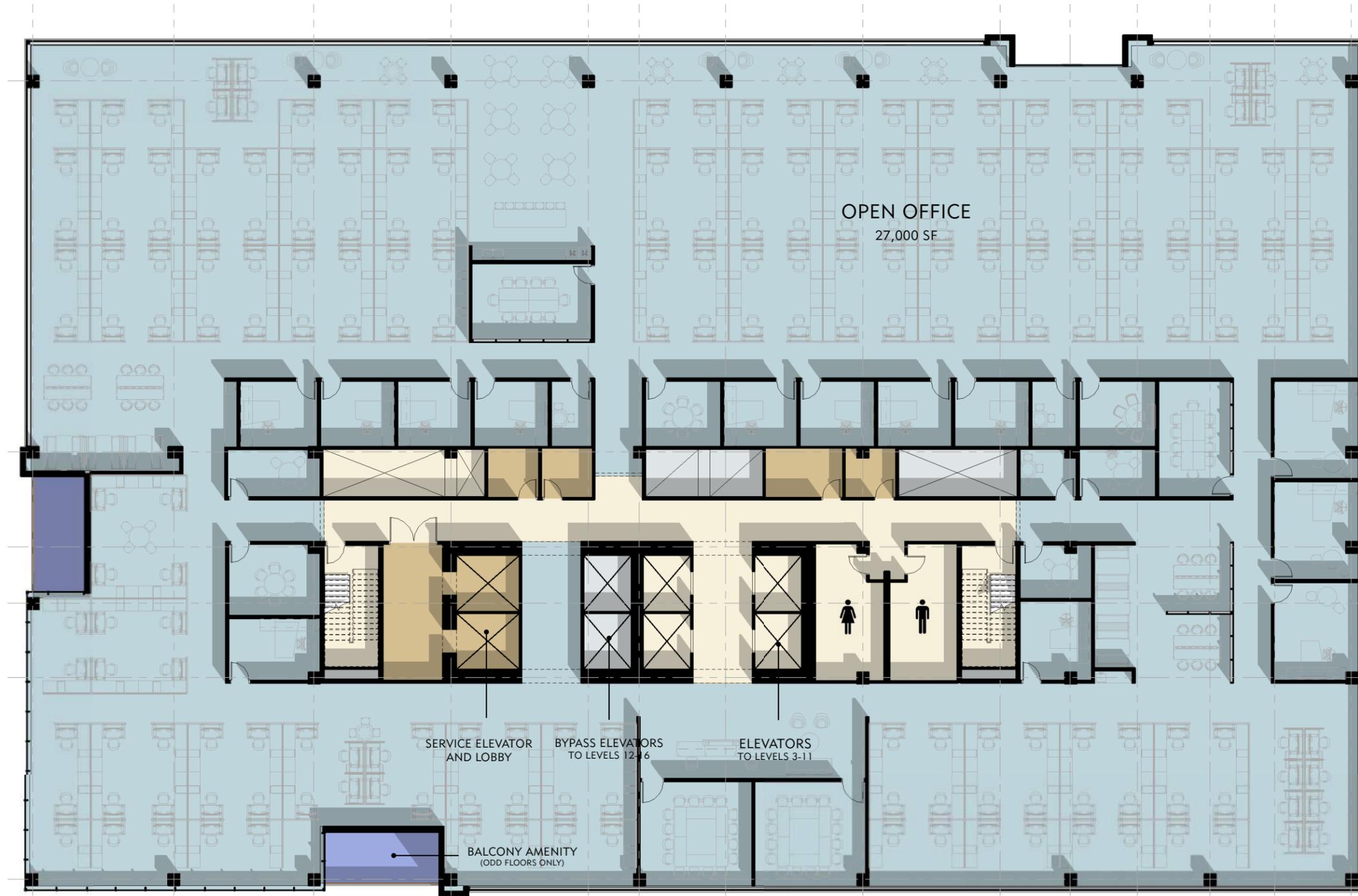
FIT PLAN METRICS

WORKSTATIONS SHOWN - 84
EFFICIENCY - 166 SF/PERSON

GROSS RENTABLE OFFICE USABLE

LEVEL 4

16,020 SF
13,940 SF
11,840 SF



OPEN OFFICE
27,000 SF

SERVICE ELEVATOR
AND LOBBY

BYPASS ELEVATORS
TO LEVELS 12-16

ELEVATORS
TO LEVELS 3-11

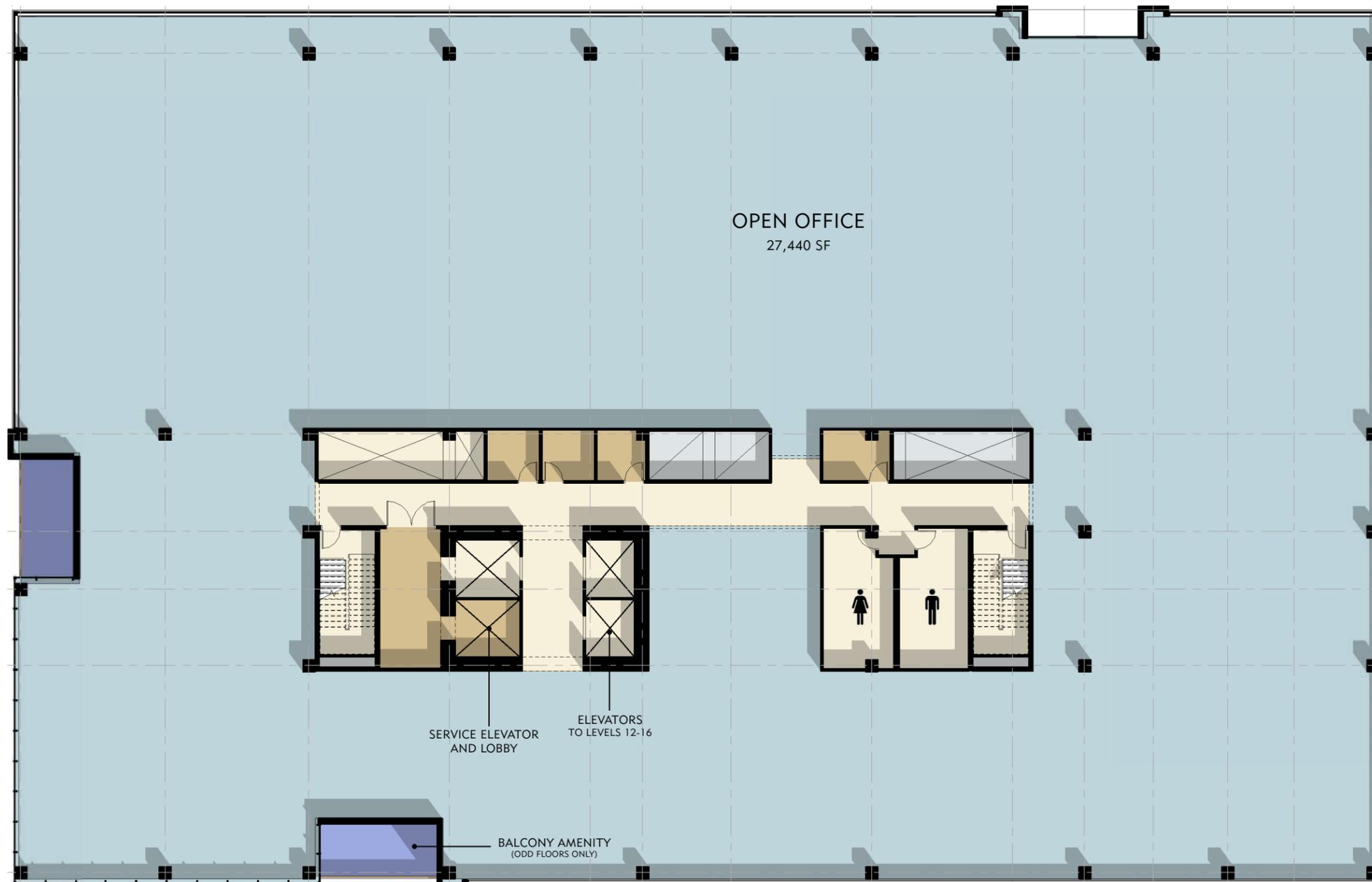
BALCONY AMENITY
(ODD FLOORS ONLY)

FIT PLAN METRICS

WORKSTATIONS SHOWN - 194
EFFICIENCY - 153 SF/PERSON

GROSS 31,800 SF
RENTABLE 29,600 SF
USABLE 27,000 SF
OUTDOOR AMENITY 480 SF
(ODD FLOORS ONLY)

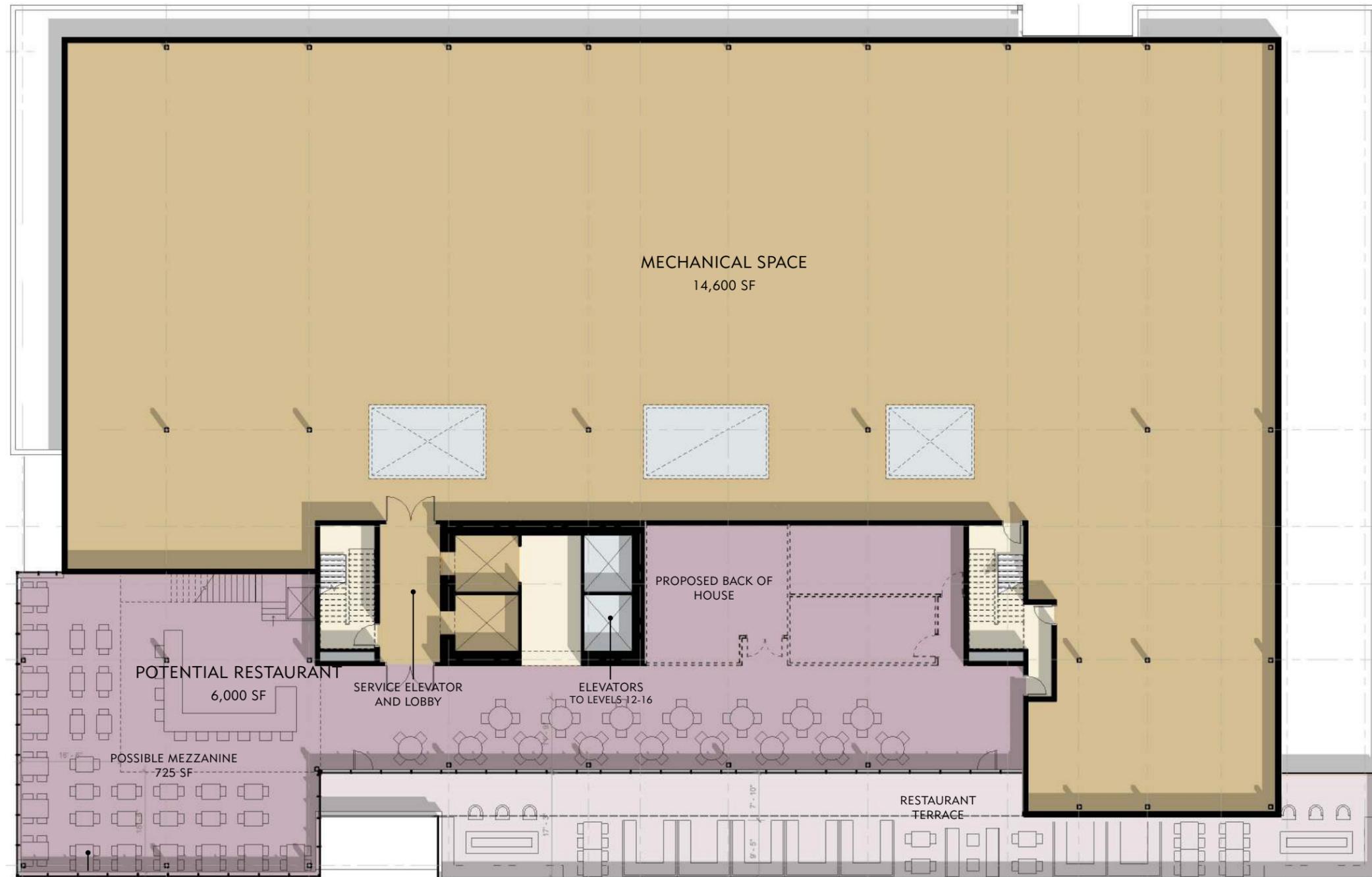
LEVEL 5-11



LEVEL 12-16

GROSS	31,800 SF
RENTABLE	30,050 SF
USABLE	27,440 SF
OUTDOOR AMENITY (ODD FLOORS ONLY)	480 SF

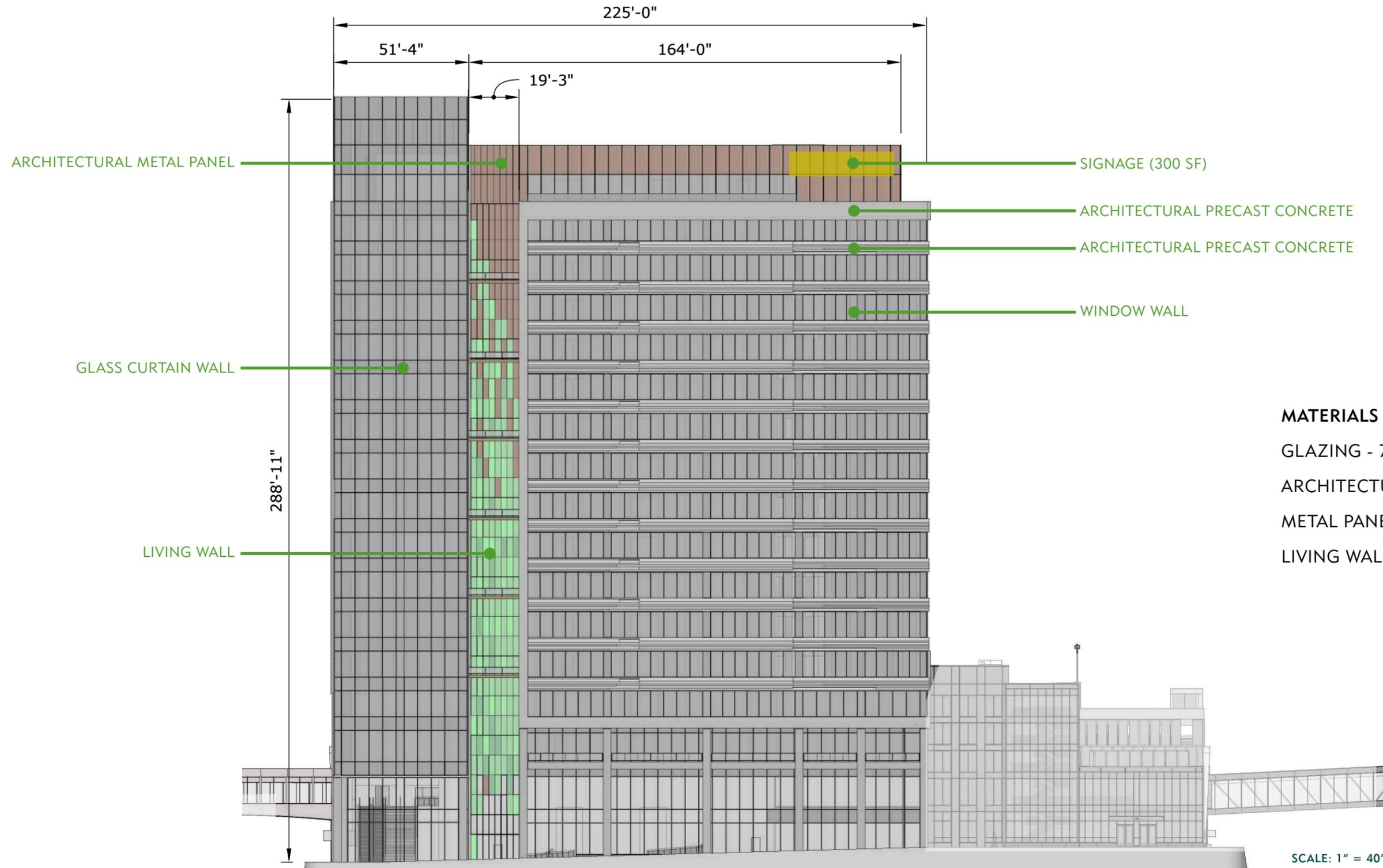
LEVEL 17 PLAN



LEVEL 17

GROSS	22,370 SF
RESTAURANT	6,000 SF
RESTAURANT TERRACE	3,500 SF
MECHANICAL SPACE	14,600 SF

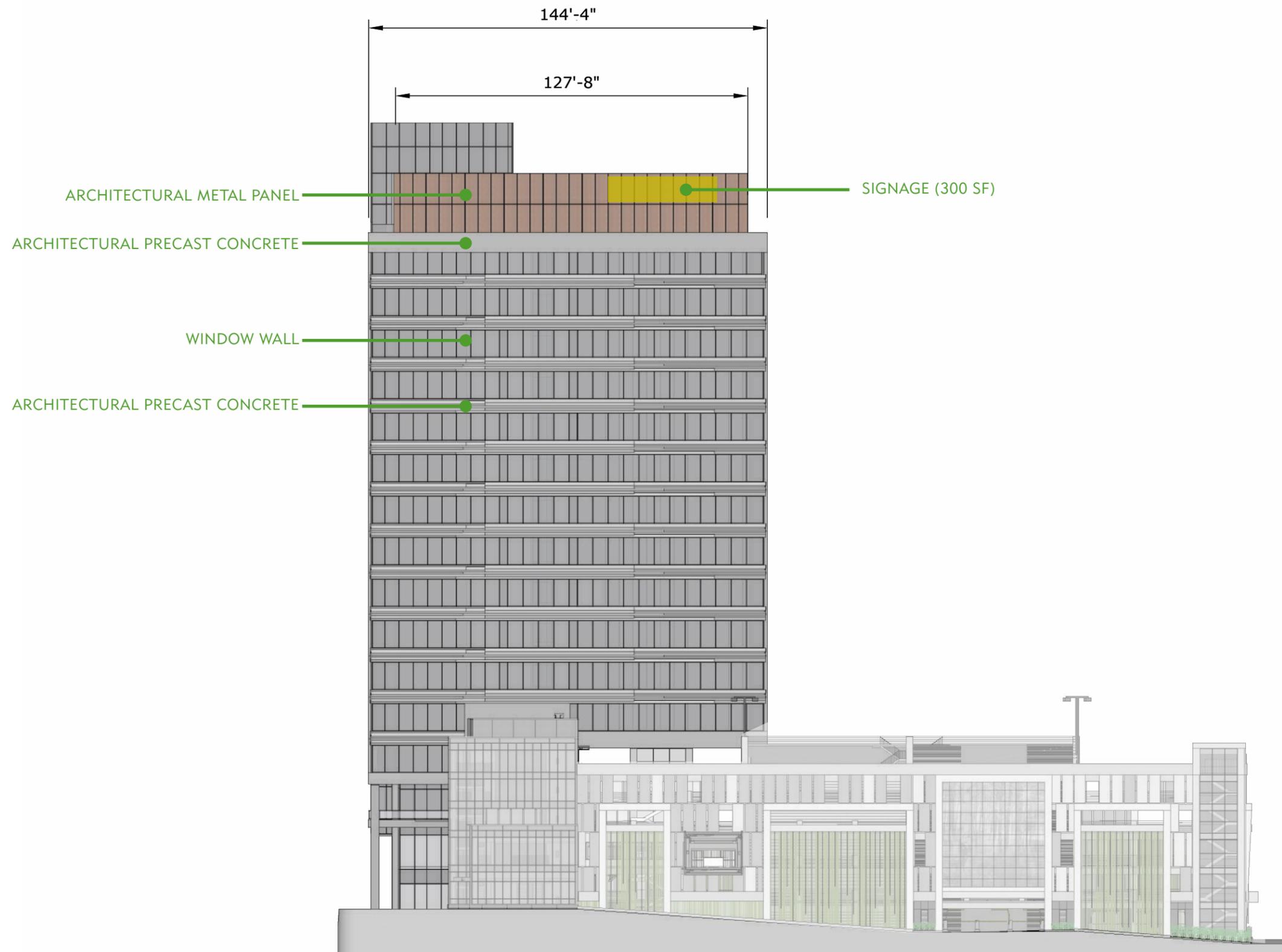
SOUTH ELEVATION



MATERIALS

- GLAZING - 70%
- ARCHITECTURAL PRECAST - 19%
- METAL PANEL - 5%
- LIVING WALL - 6%

SCALE: 1" = 40'-0"



MATERIALS

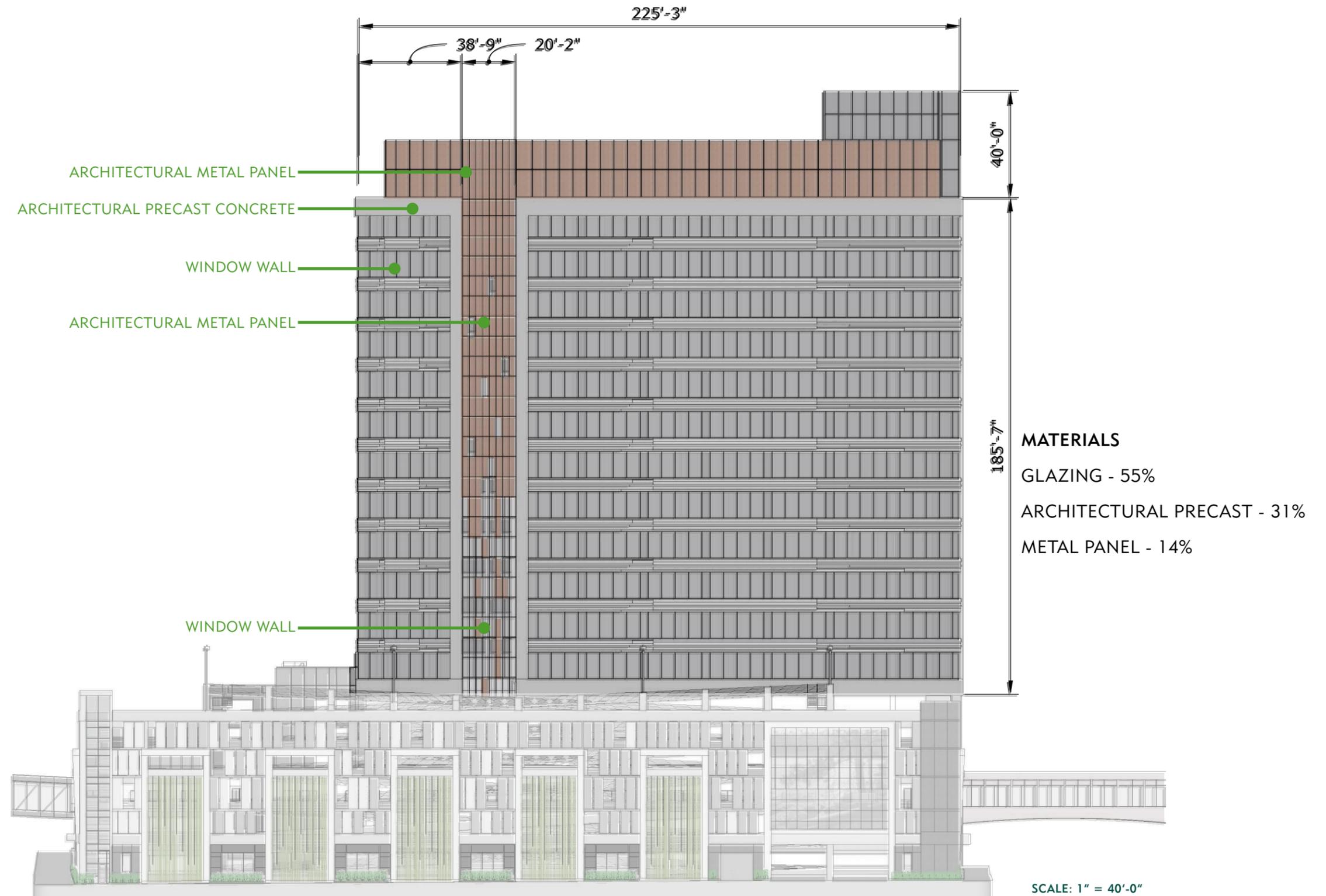
GLAZING - 59%

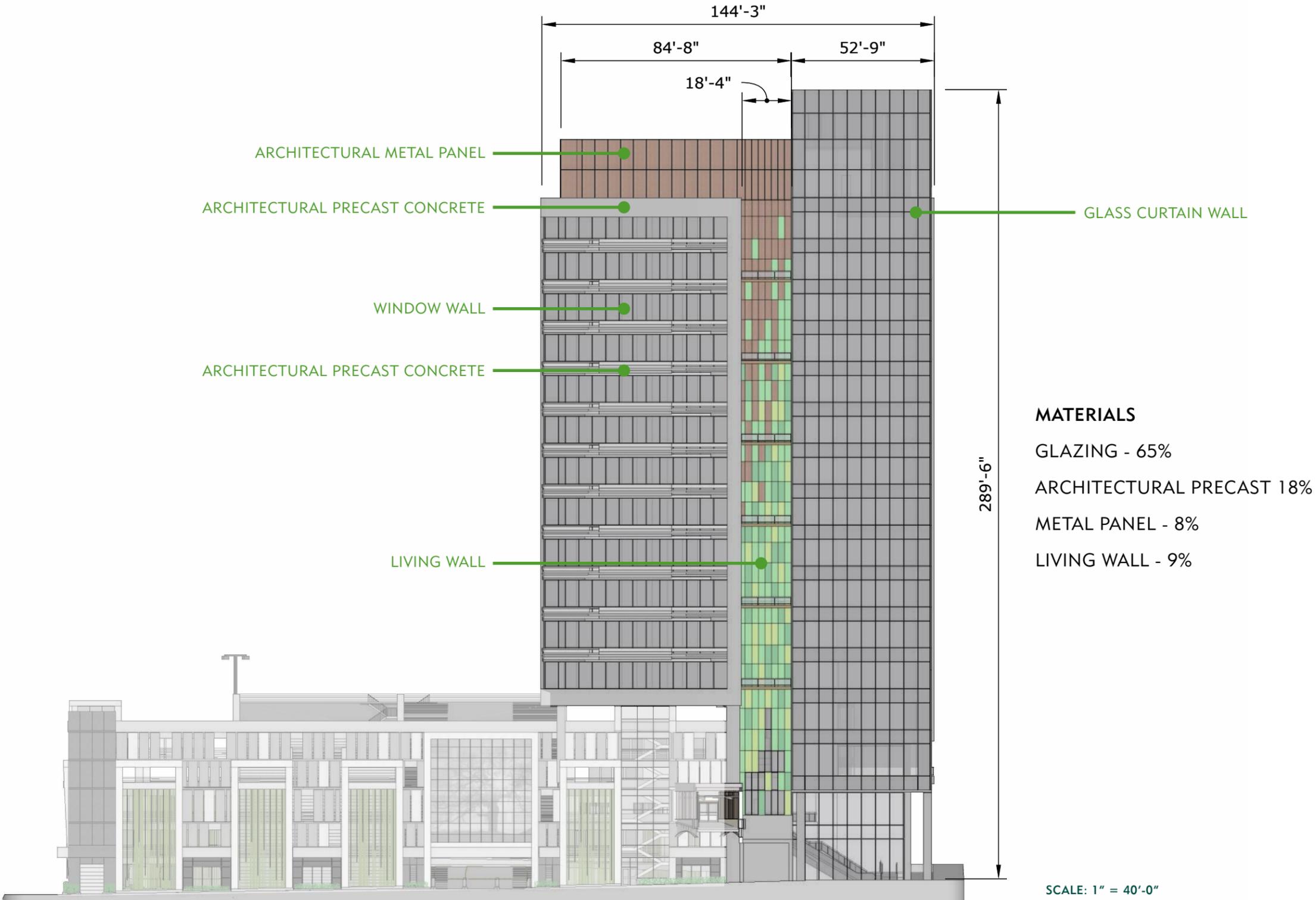
ARCHITECTURAL PRECAST - 33%

METAL PANEL - 9%

SCALE: 1" = 40'-0"

NORTH ELEVATION





SECTION FIVE

RENDERINGS



WELLS FARGO

usbank
stadium



usbank
stad

500

WELLS
FARGO

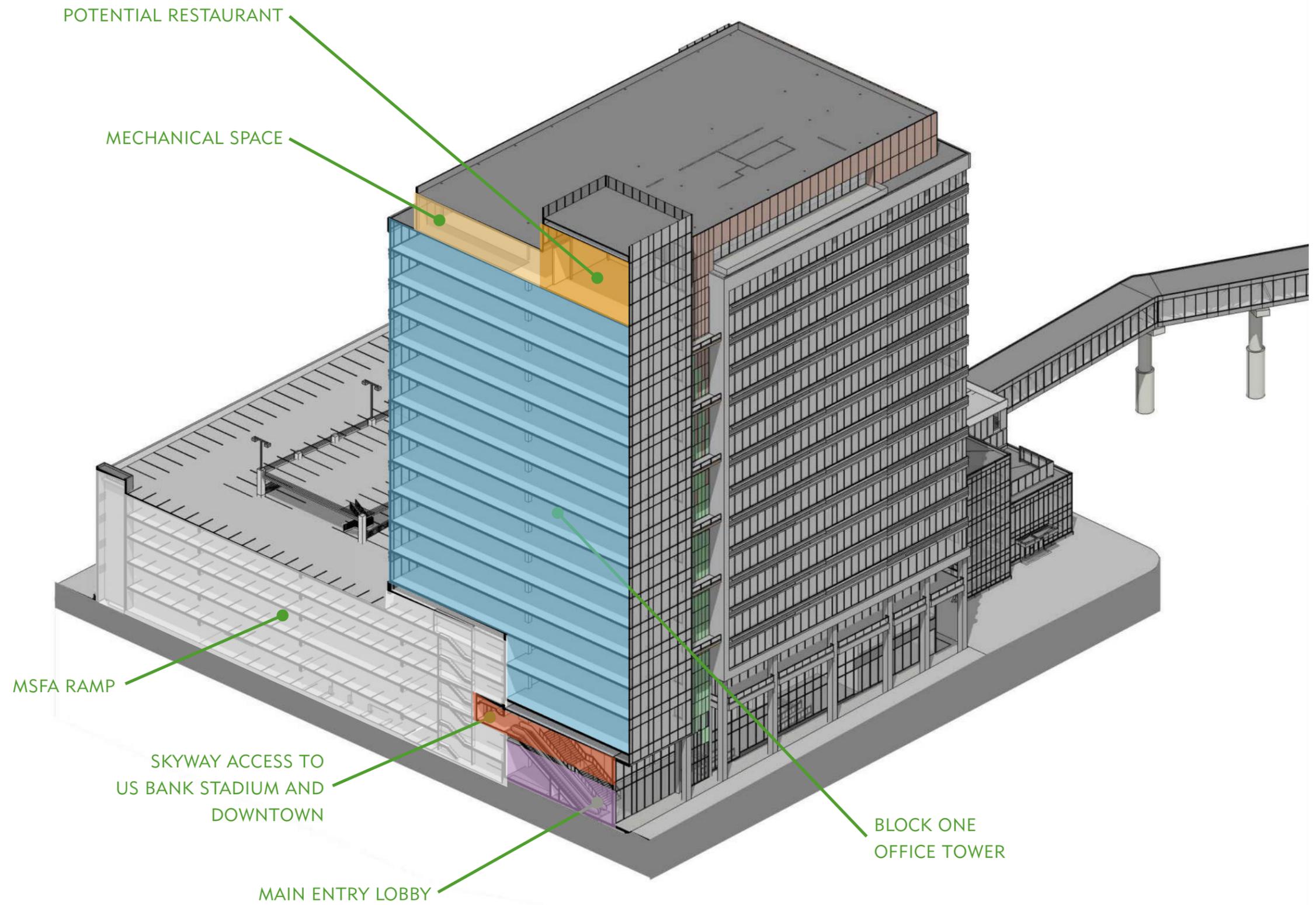
WELLS
FARGO

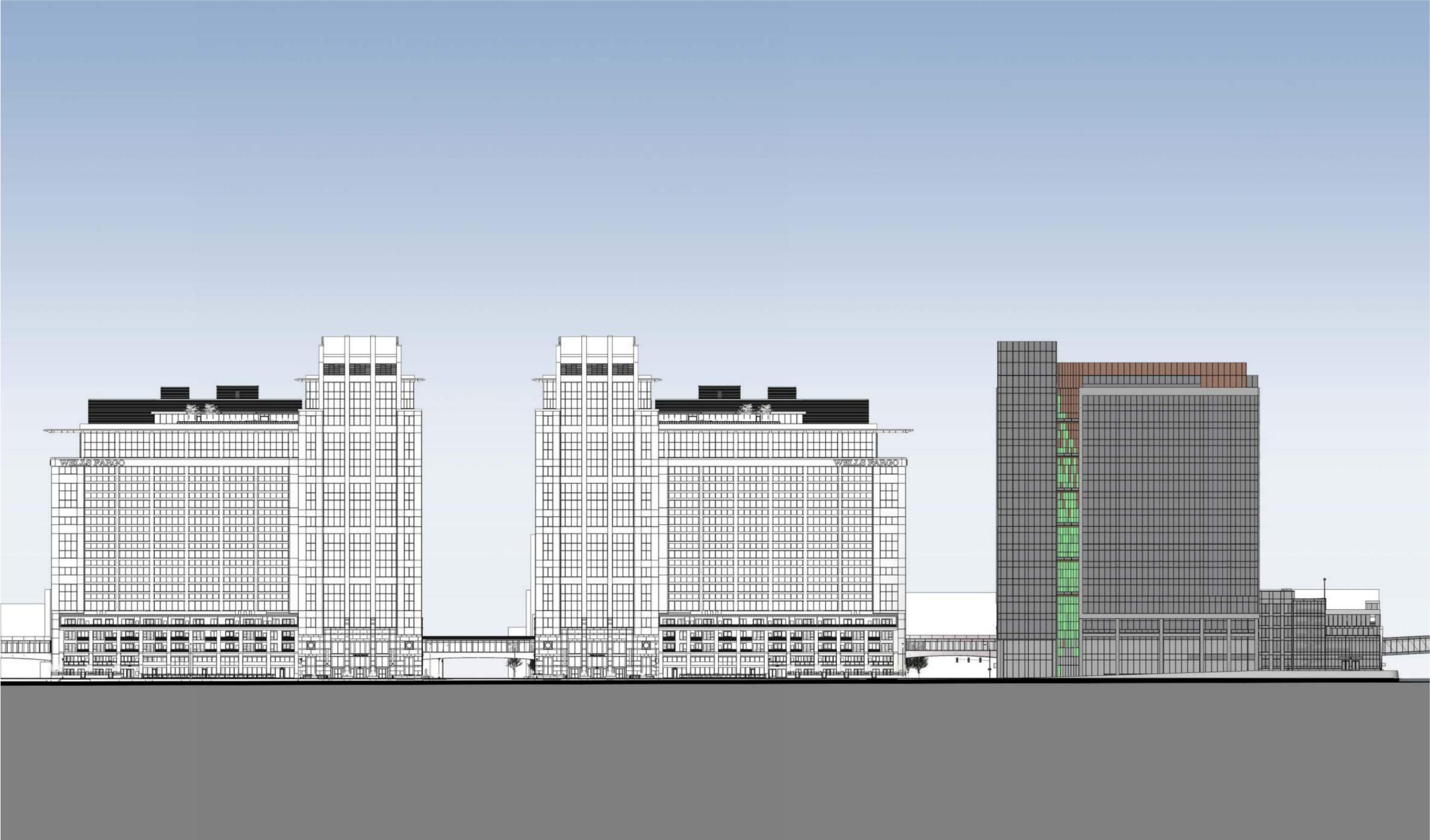


SECTION SIX

SECTION DIAGRAM

SECTION AXON





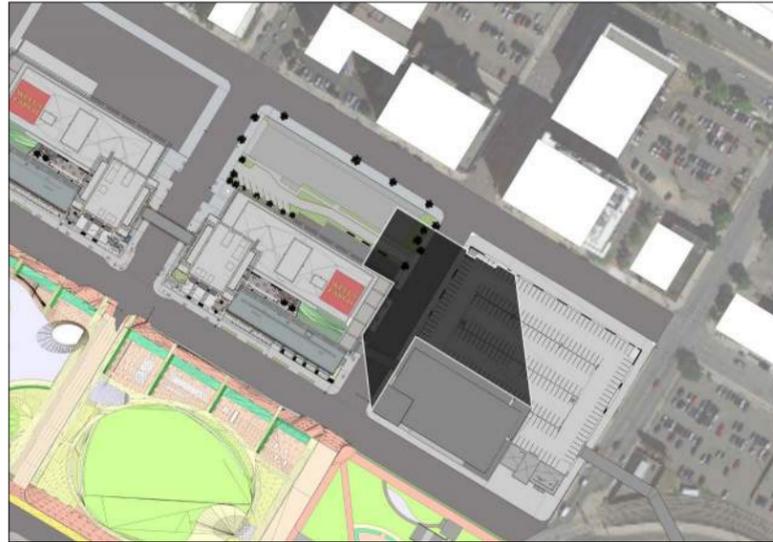
SECTION SEVEN

SHADOW STUDY

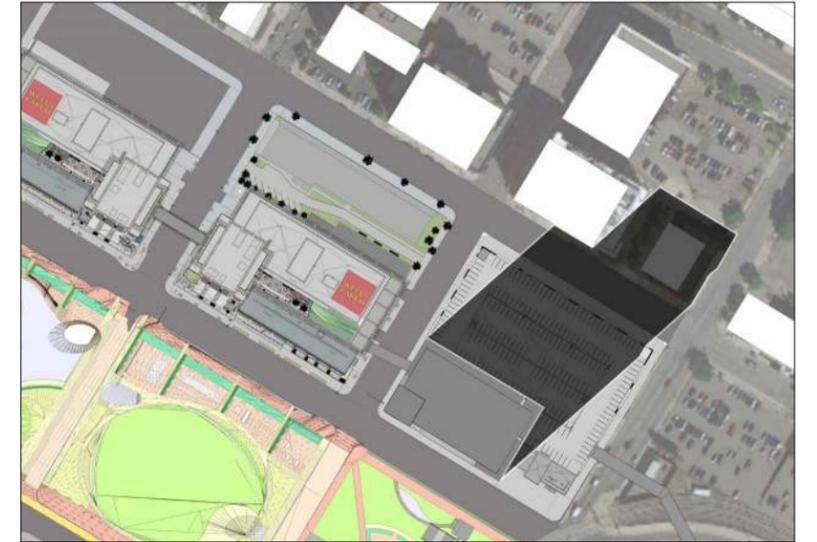
SHADOW STUDY



MARCH - 9AM



MARCH - 12PM



MARCH - 3PM



JUNE - 9AM



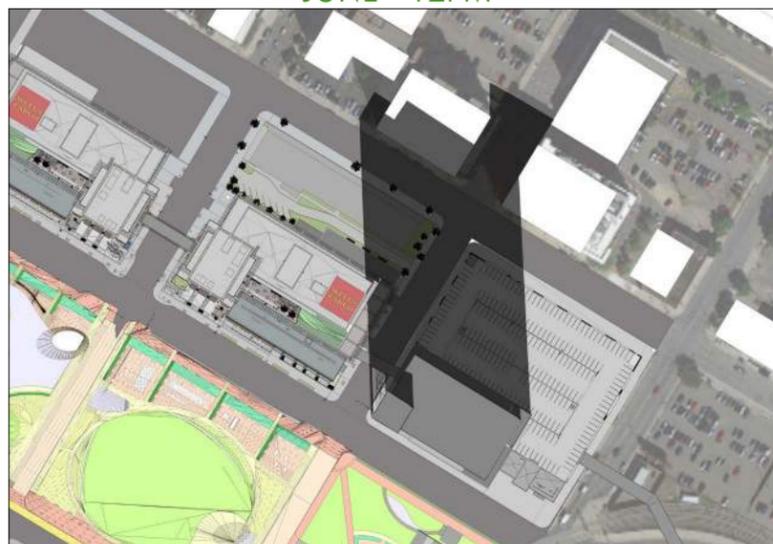
JUNE - 12PM



JUNE - 3PM



DECEMBER - 9AM



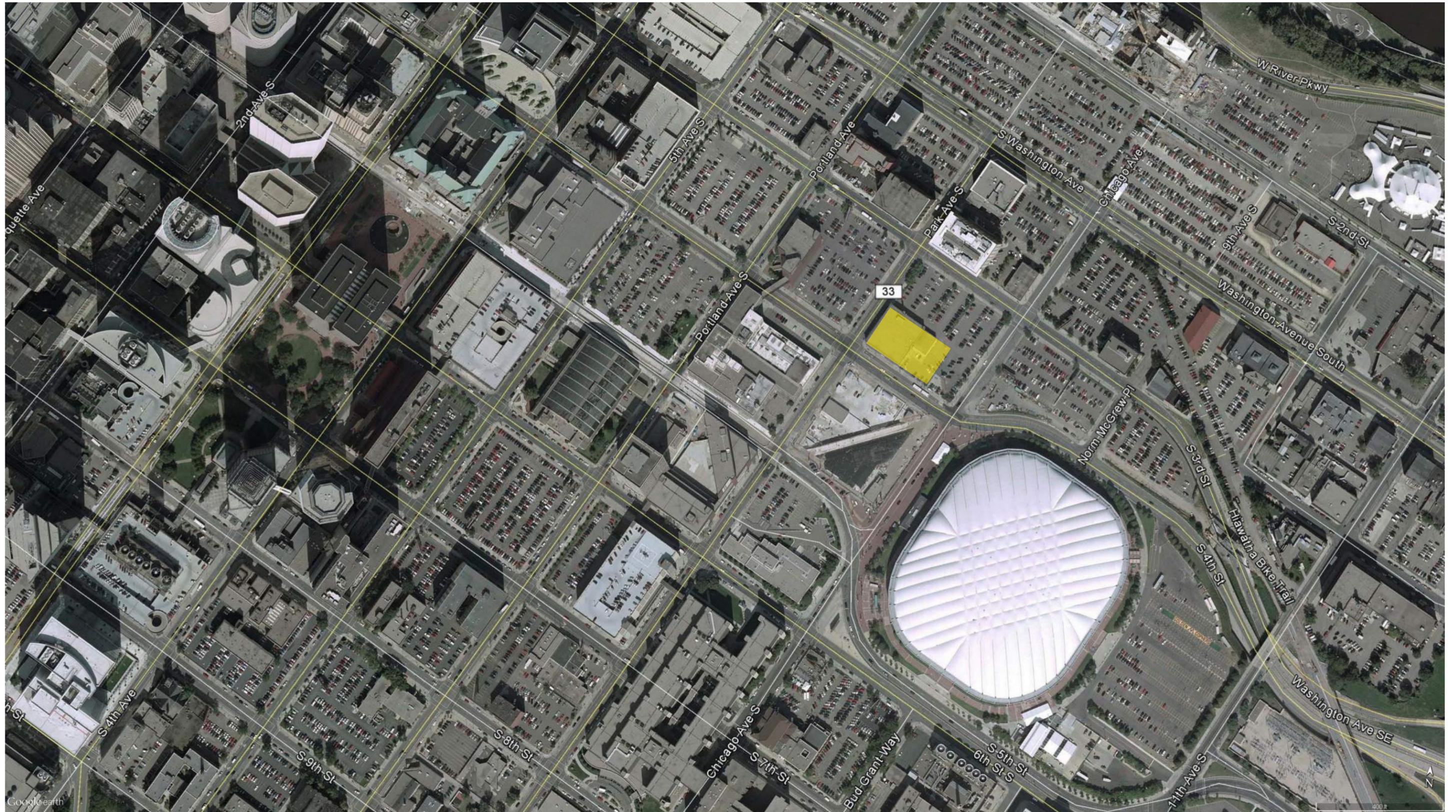
DECEMBER - 12PM

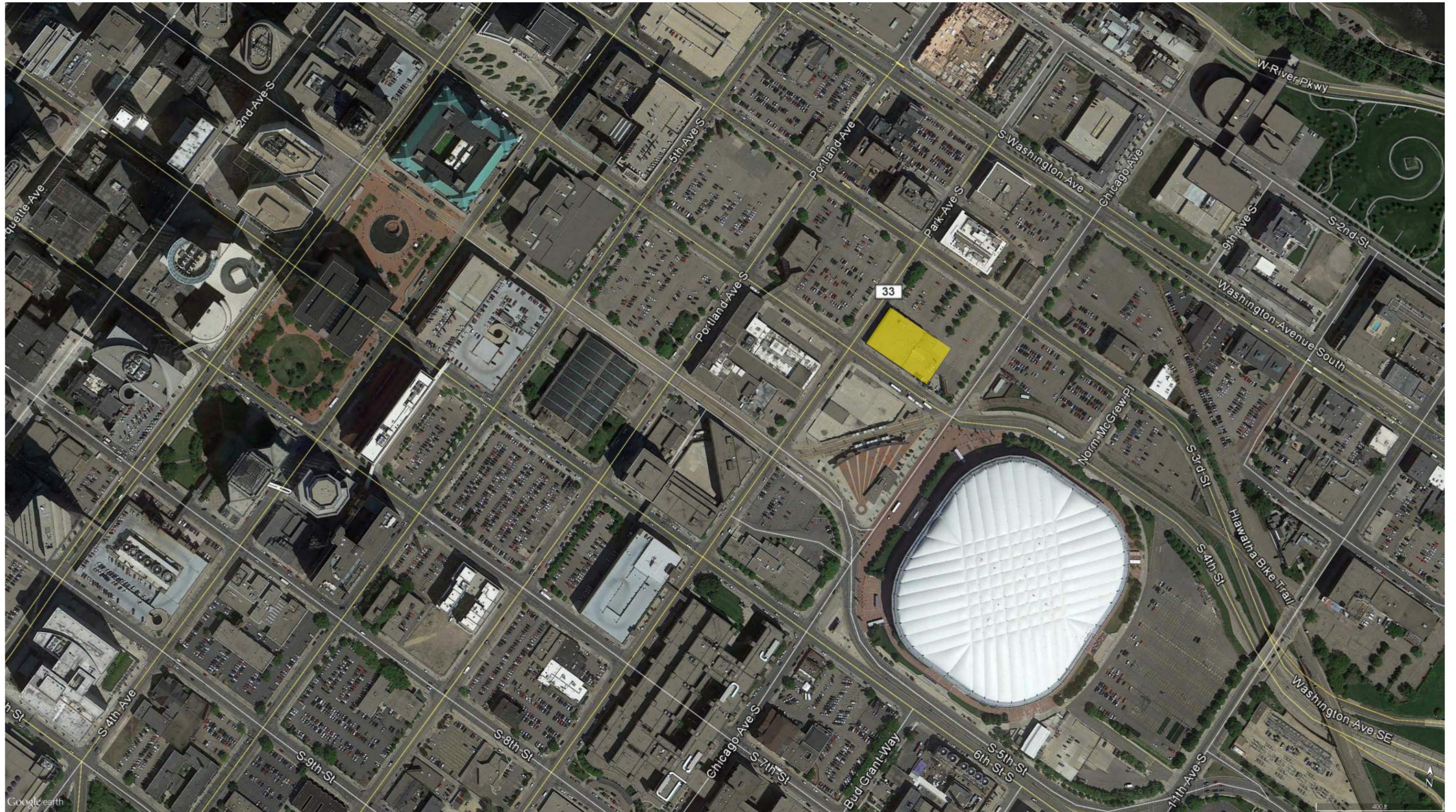


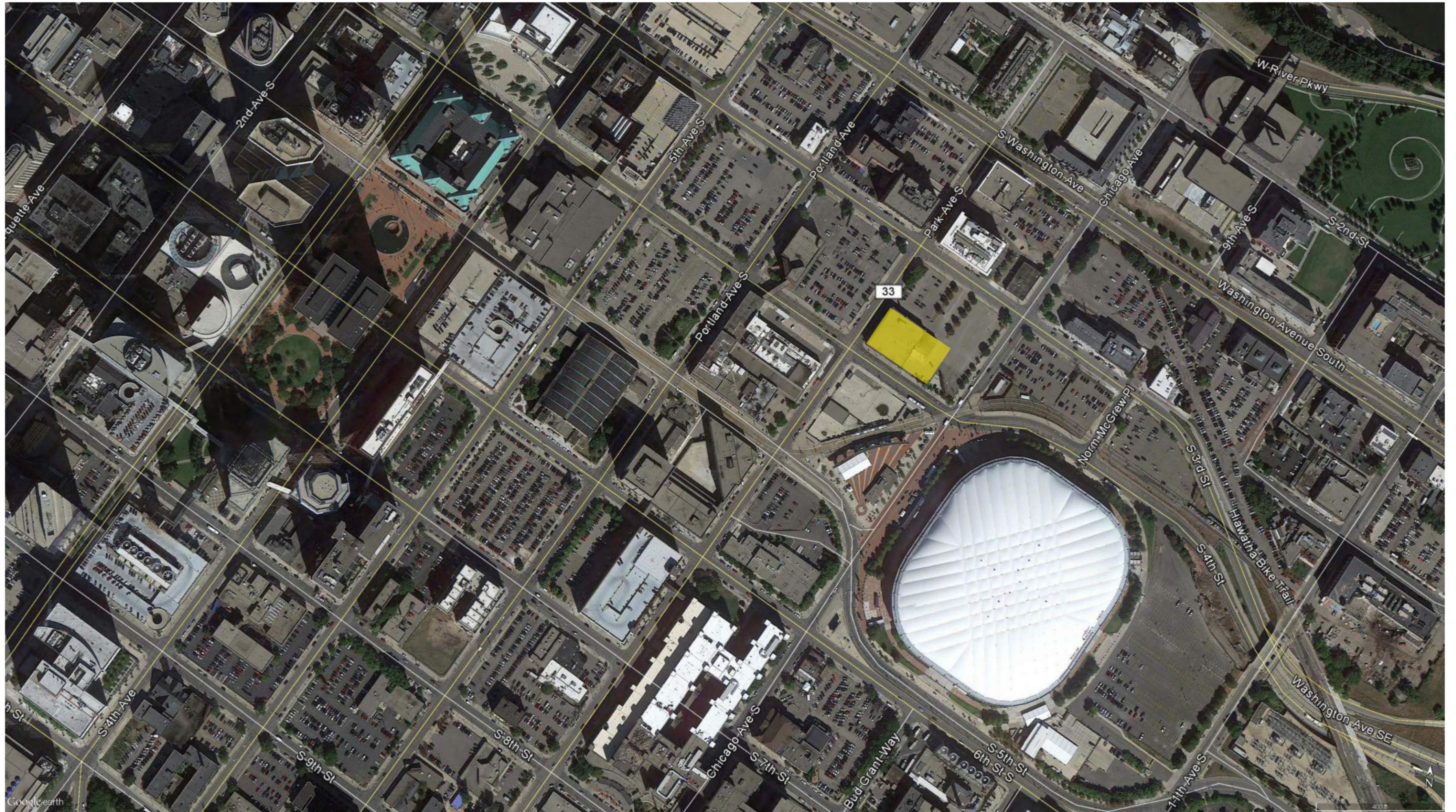
DECEMBER - 3PM

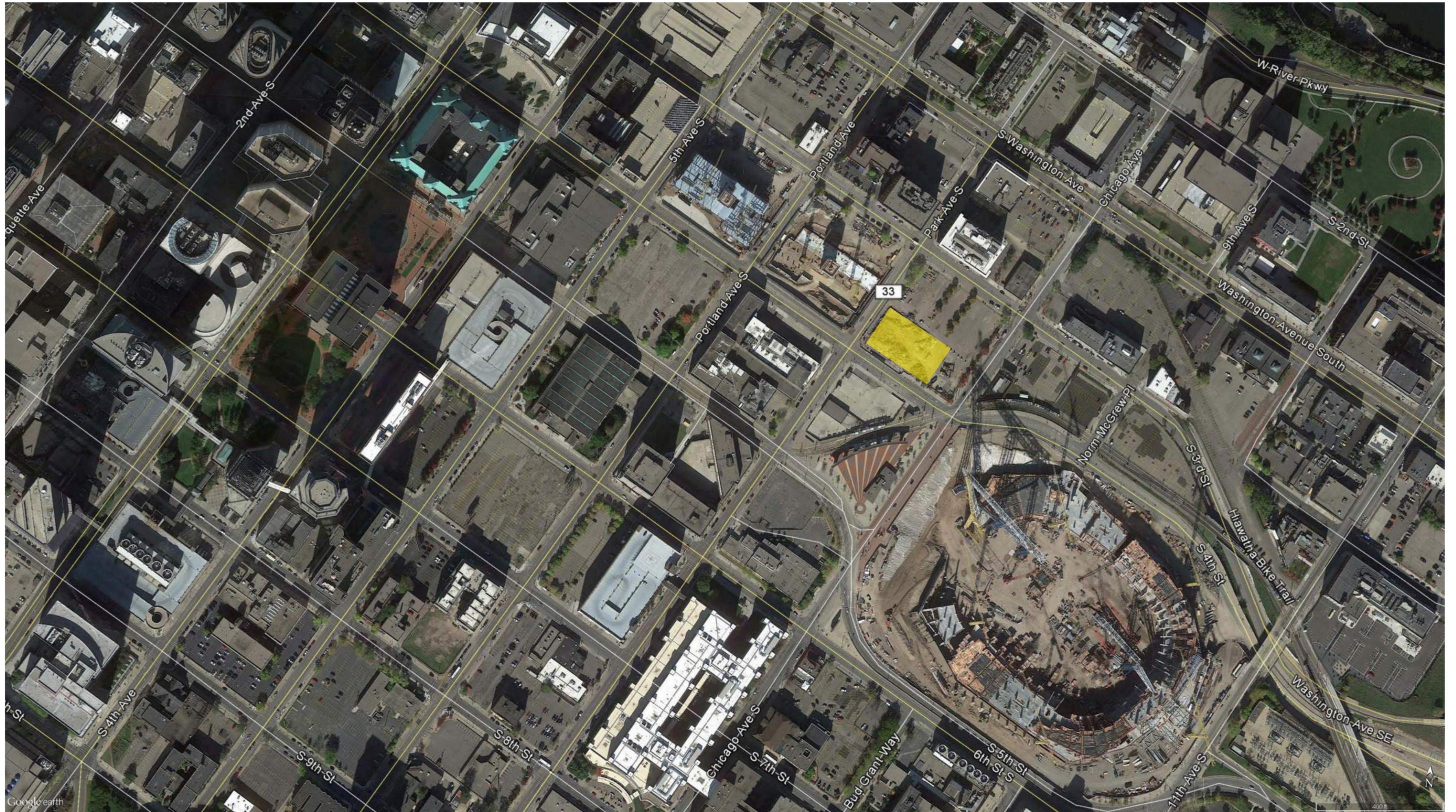
SECTION EIGHT

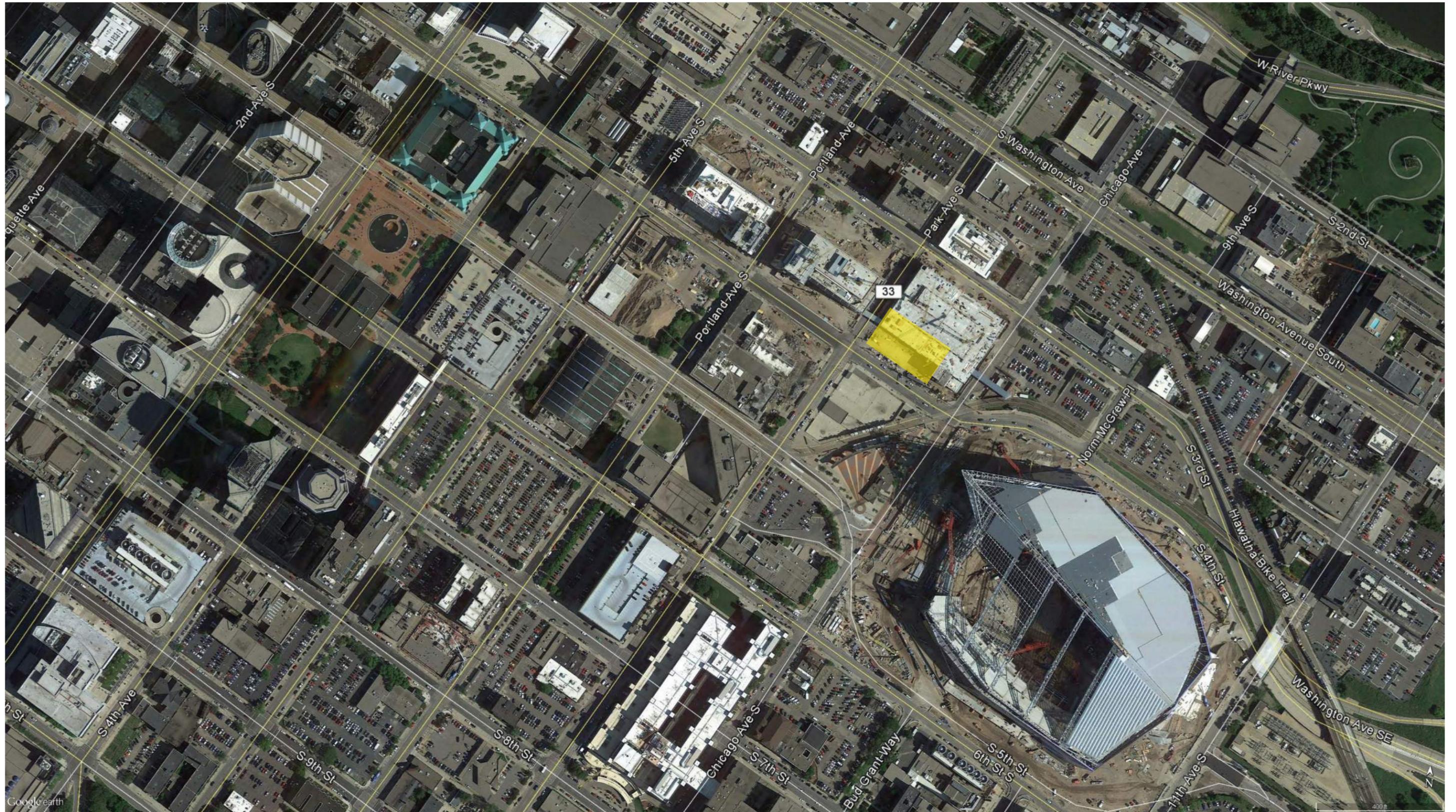
CONTEXT STUDY

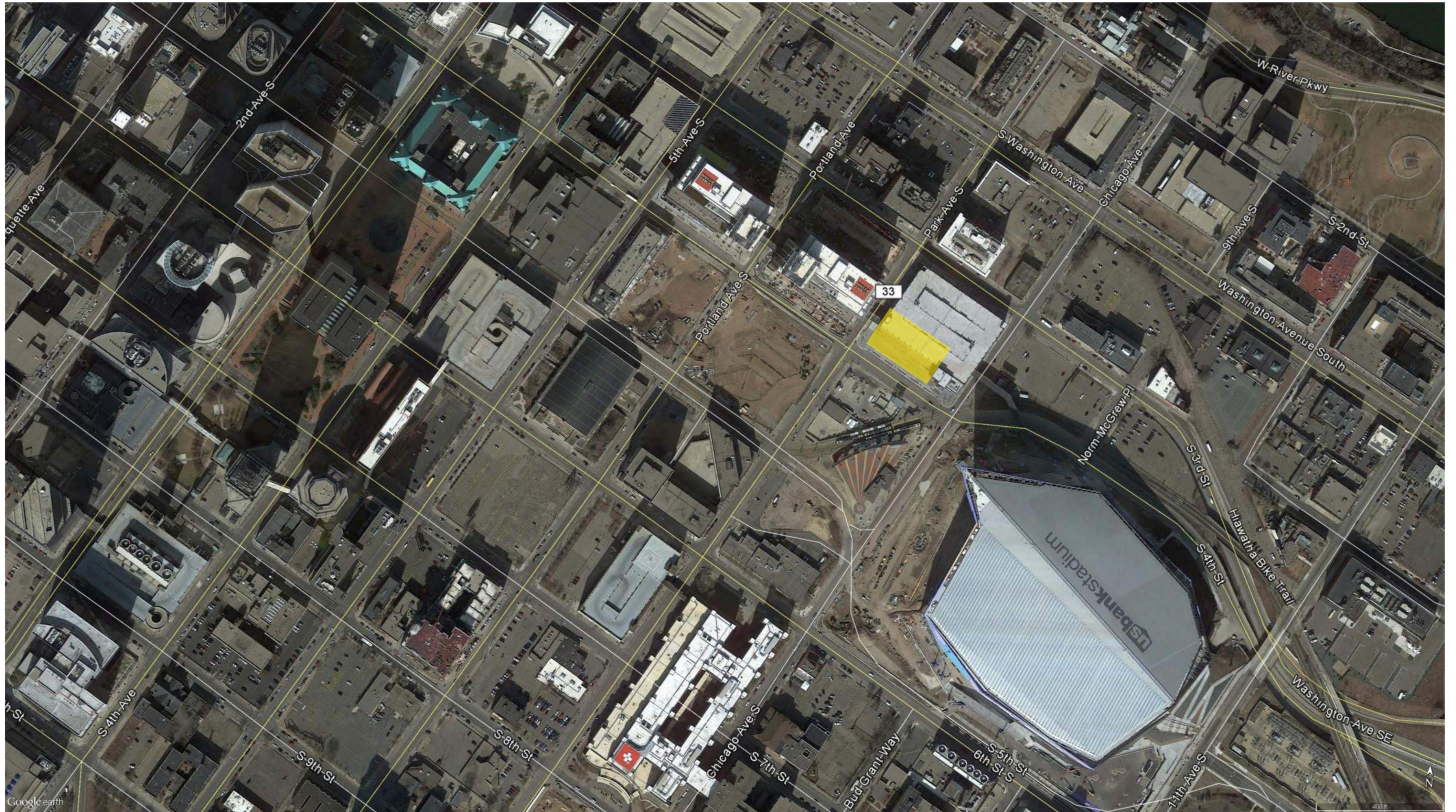






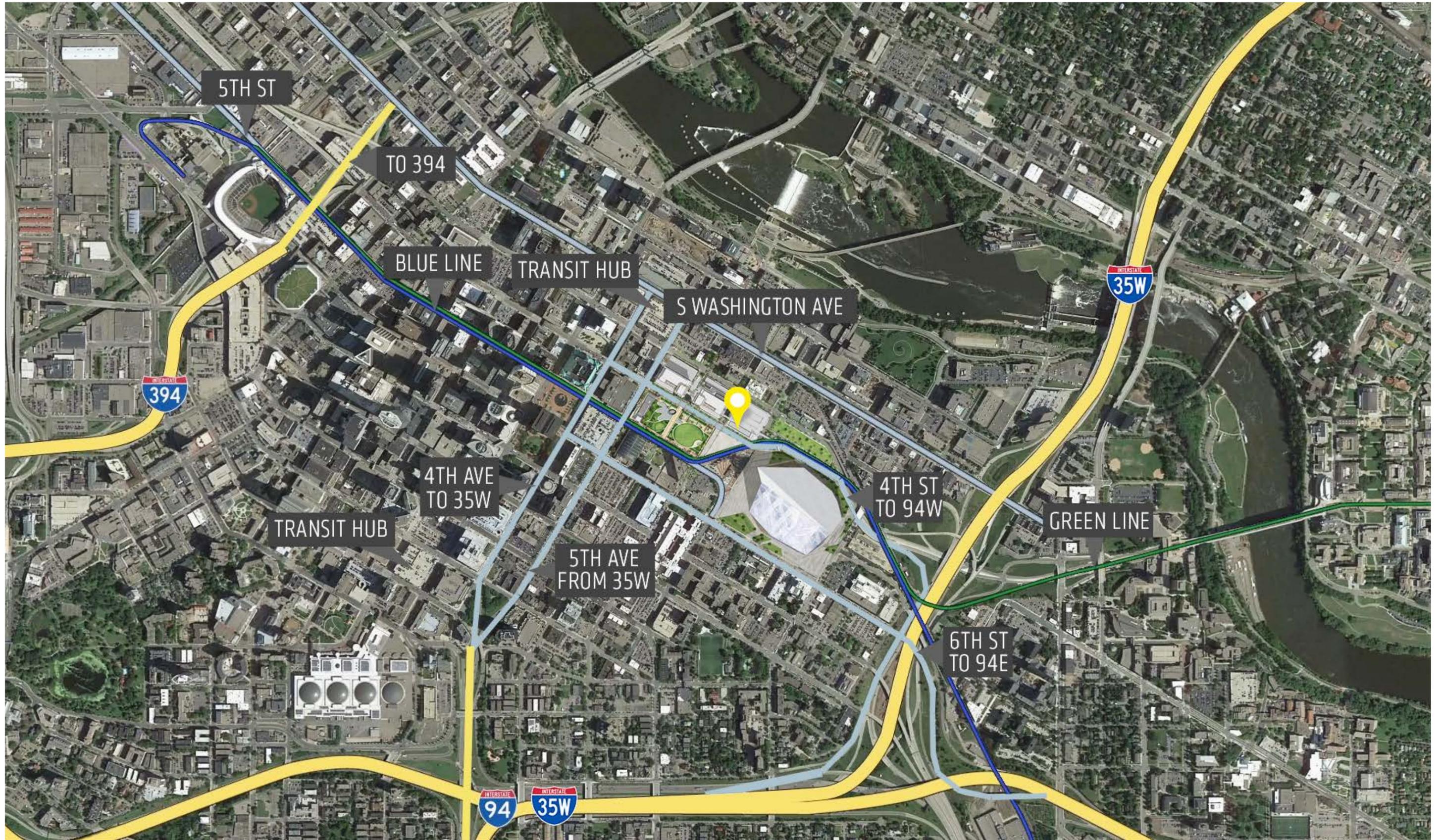


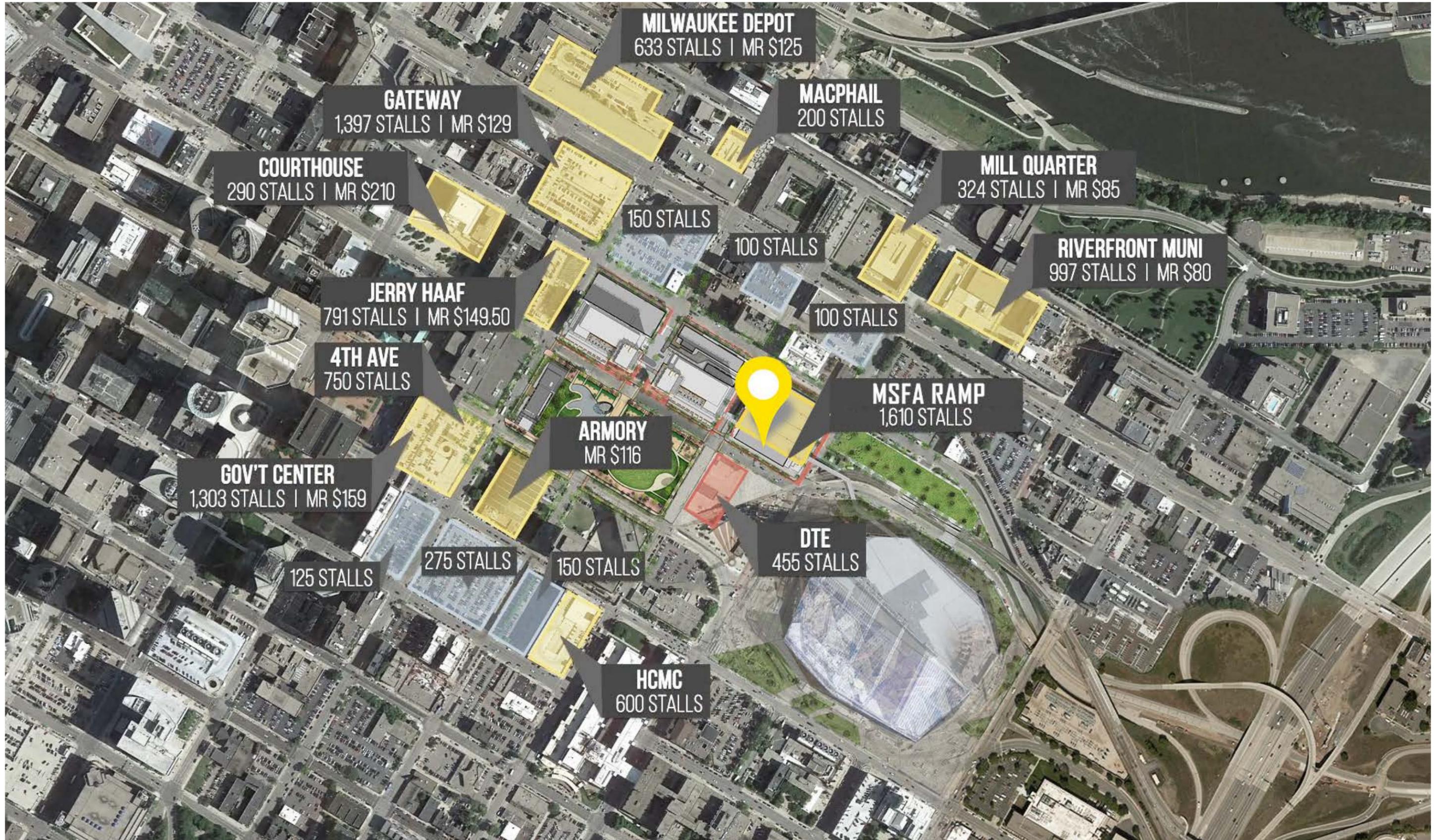




SECTION NINE

AREA AMENITIES







Ryan Companies US, Inc. 2016