

OVERALL PROJECT

Blocks 68 & 69

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

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

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

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

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

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

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

OFFICE TOWERS

Blocks 68 & 69

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

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

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

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

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

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

RESIDENTIAL

Blocks 68, 69 & 75

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

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

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

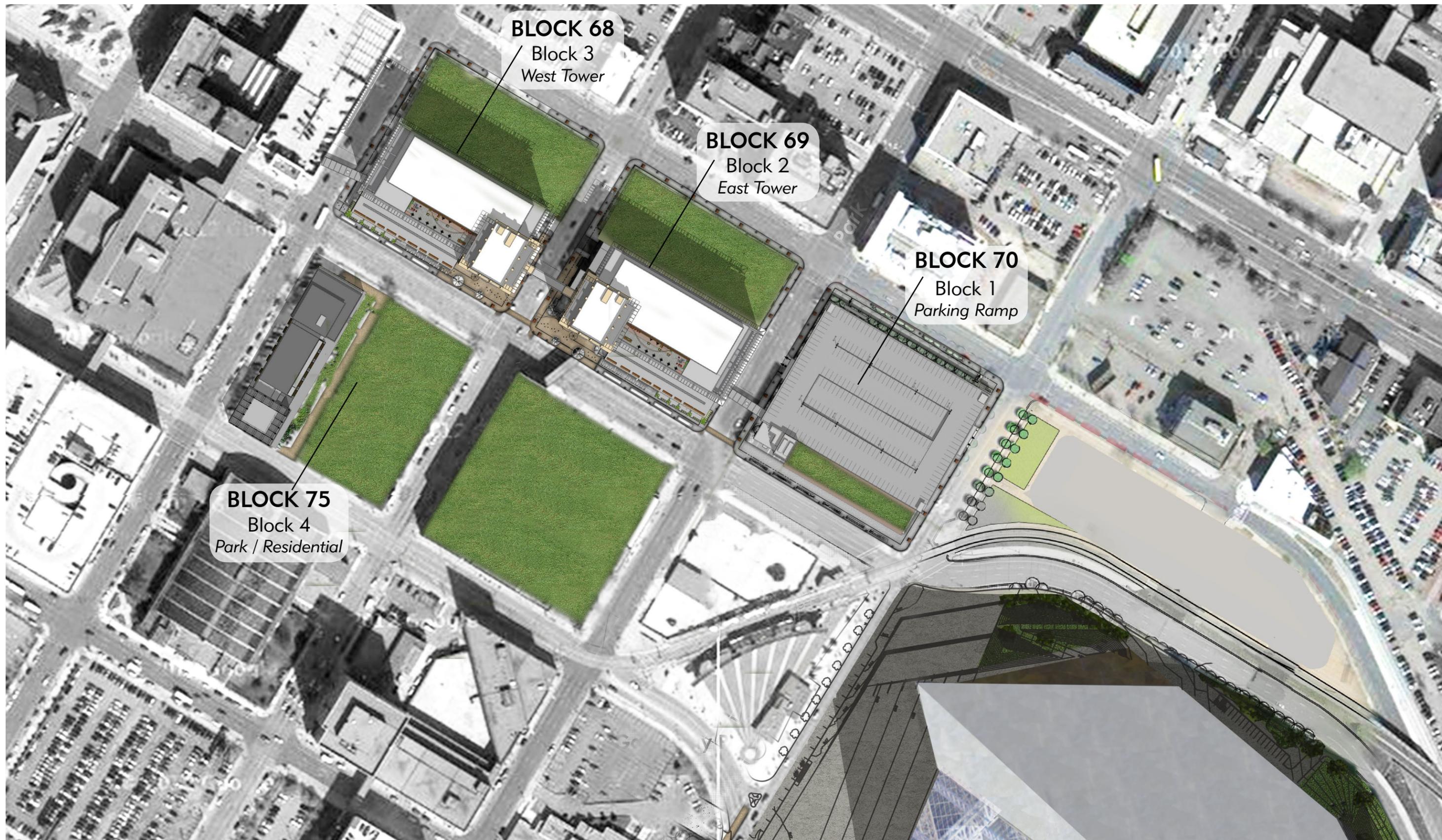
PARKING RAMP

Block 70

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

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

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



BLOCK 68

Block 3
West Tower

BLOCK 69

Block 2
East Tower

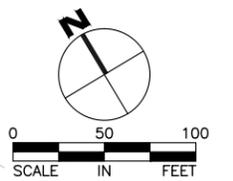
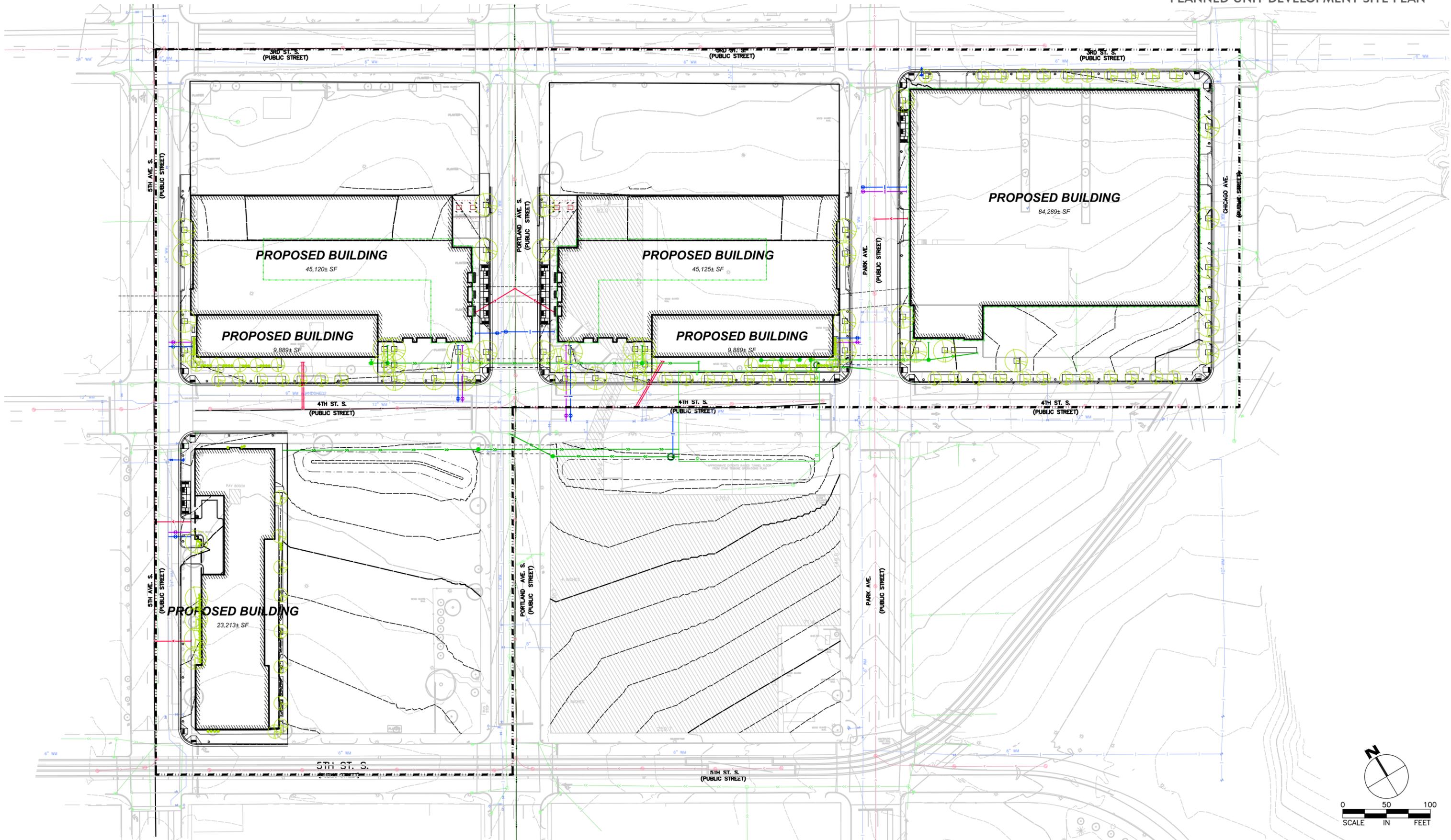
BLOCK 70

Block 1
Parking Ramp

BLOCK 75

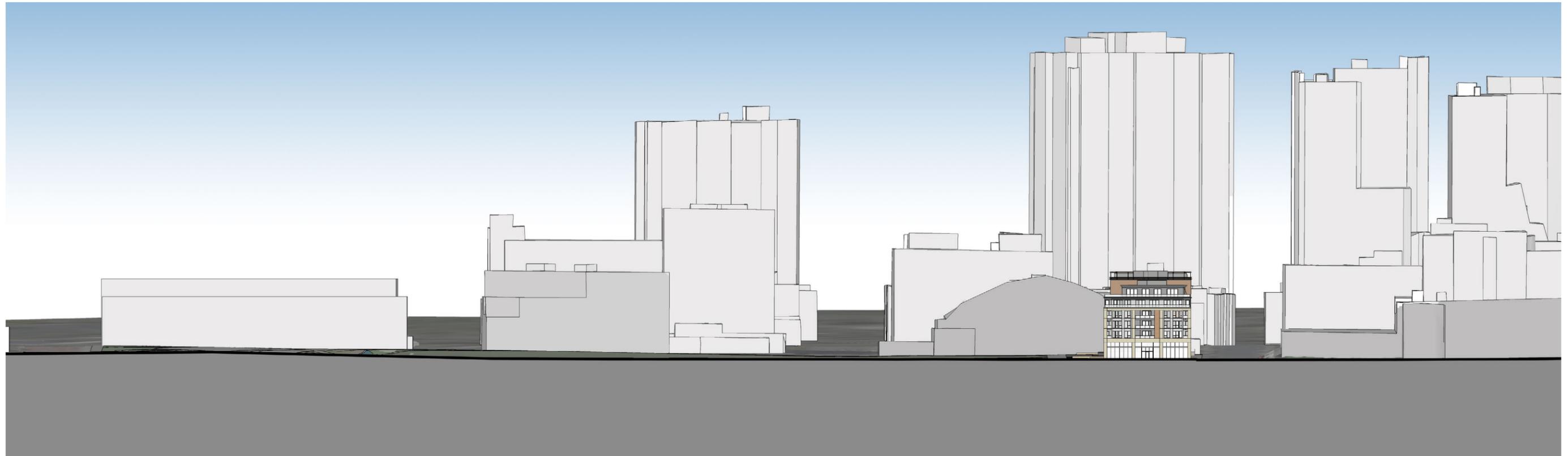
Block 4
Park / Residential



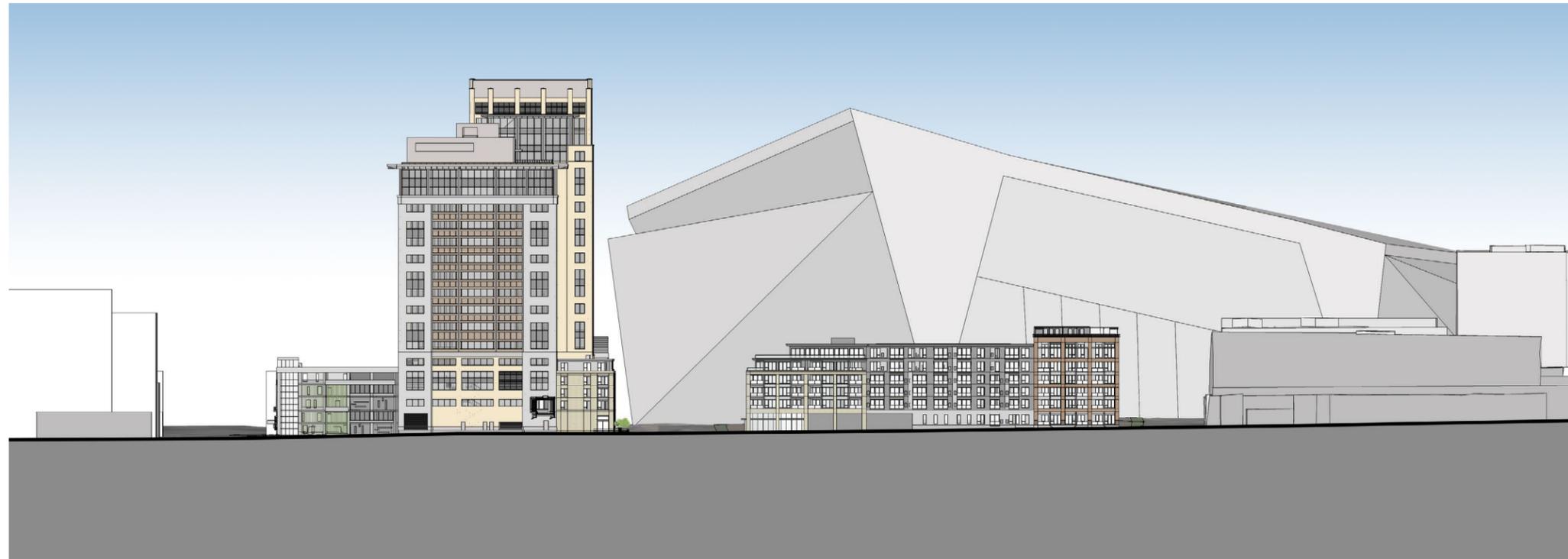




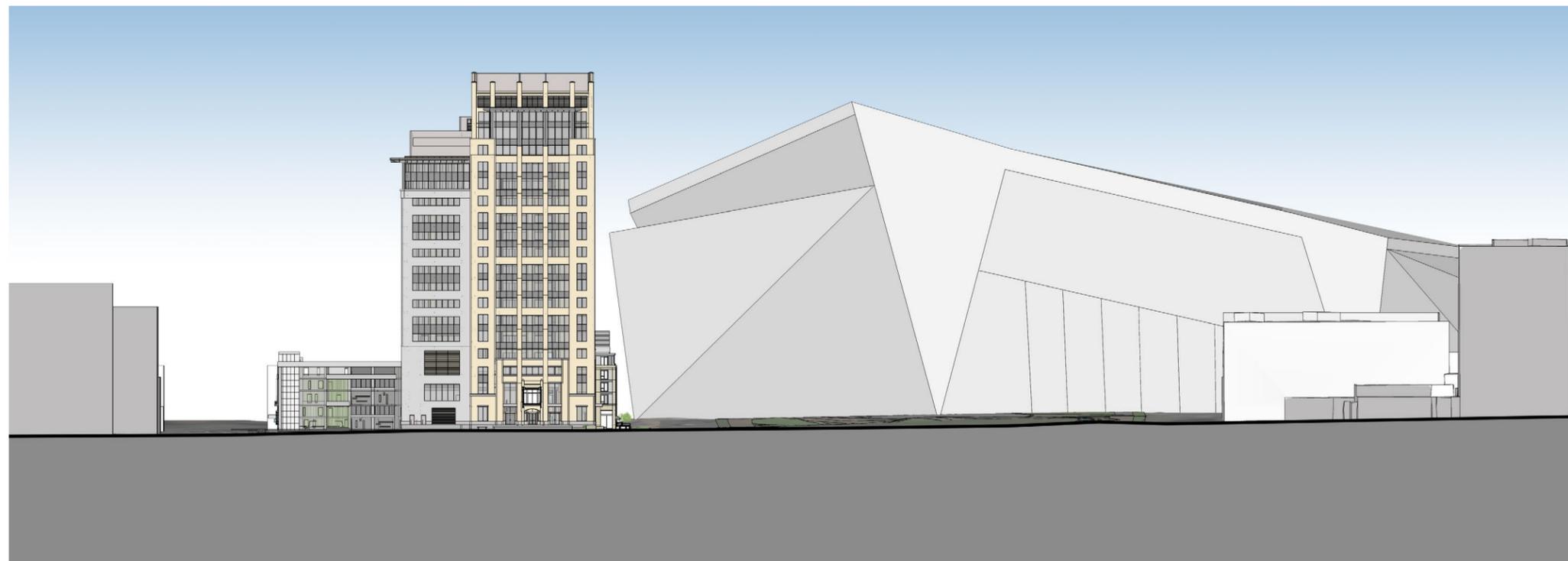
4th Street Elevation - Looking North



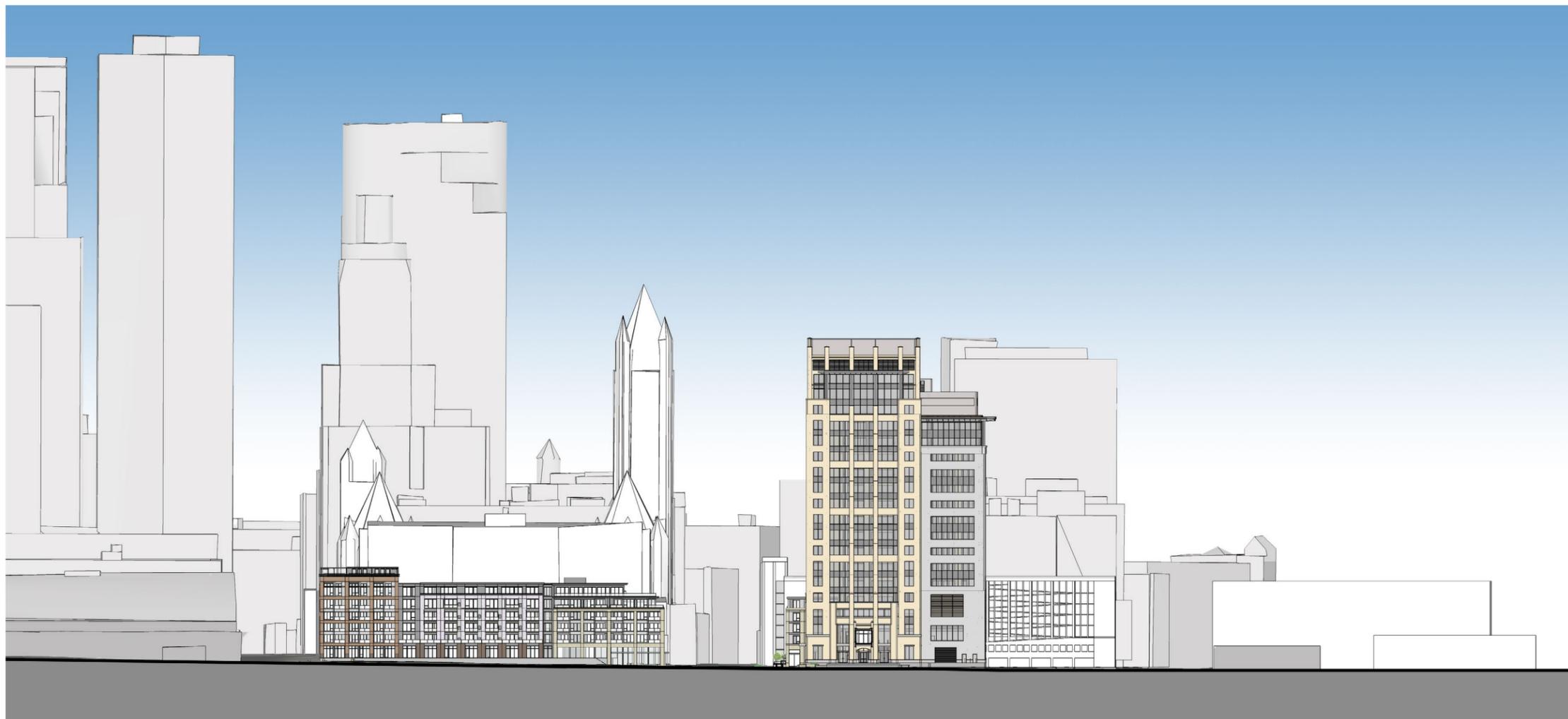
4th Street Elevation - Looking South



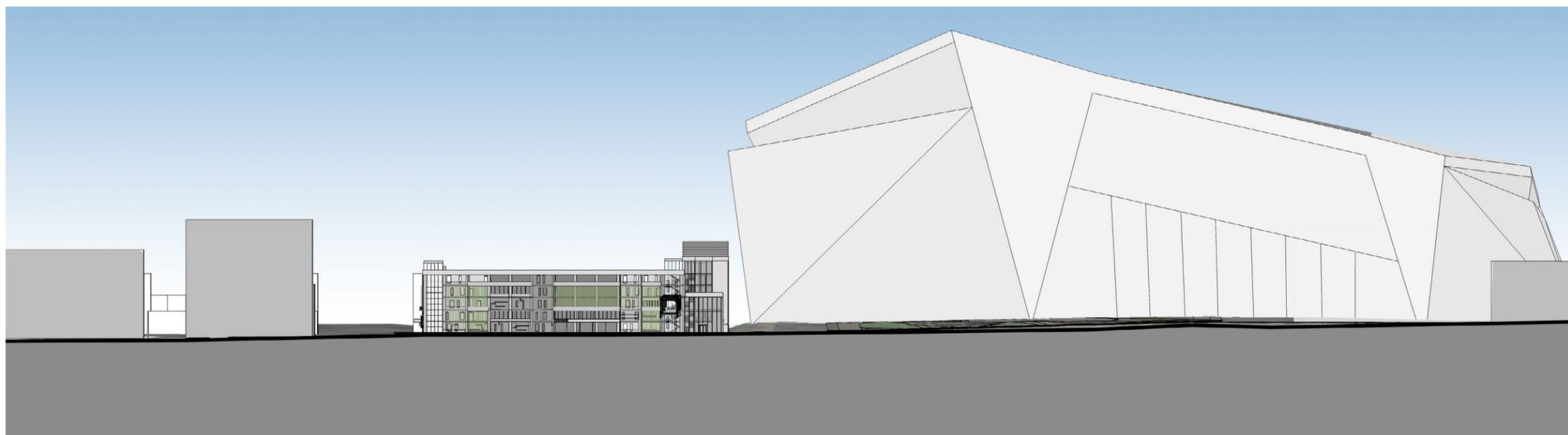
5th Avenue Elevation - Looking East



Portland Avenue Elevation - Looking East



Portland Avenue Elevation - Looking West



Park Avenue Elevation - Looking East