

## A. Land Use and Contact Information

1. Date of DMNA Review Submittal: **December 2, 2105**
2. Name of project and land use: **Millwright Building, Multitenant office building in Downtown East**
3. Address of the property and name of adjacent streets:
  - **513 3<sup>rd</sup> Street South, Minneapolis, MN 55415**
  - **Adjacent Streets: 5<sup>th</sup> Avenue North, 3<sup>rd</sup> Street South, Portland Avenue**
4. Applicant/property owner's name, address, phone, email:

**Tony Barranco – Ryan Companies US, Inc.**

**50 South 10<sup>th</sup> Street, Suite 300, Minneapolis, MN 55403-2012**

**612-492-4339**

**[tony.barranco@ryancompanies.com](mailto:tony.barranco@ryancompanies.com)**

5. Applicant/submitter point of contact's name, address, phone, email: **Same as above**
6. City council ward number and city council member for the ward: **Ward 3, Jacob Frey**
7. Name of City of Mpls. Community Planning & Economic Development (CPED) staff reviewer, if known: **Hilary Dvorak**
8. City of Minneapolis project file number, if known: **unknown**

## B. Site Data

1. Existing/proposed primary, overlay zoning districts:
  - **PUD**
  - **Downtown Parking Overlay District**
2. Land use designation:
  - **Commercial**
  - **Future Mixed Use**
3. Small area plan, if applies: **Downtown East/North Loop Master Plan**
4. Corridor designation, if applies: **unknown**

## C. Background Information:

1. Provide a written description of the proposed project/land use: **The intended use is a multitenant office building that will be built in the undeveloped parcel adjacent to the North of the Western Wells Fargo tower in Downtown East. The new building will be built on the entire parcel and will be physically connected to the Wells Fargo tower making the site and the entire block fully developed. The site will not require**

any additional access points as it will use an existing loading ingress on Portland and loading egress on Fifth Avenue. Access and exiting to parking in the building's 60 lower level parking spaces will take place via the existing Downtown East Residential entrance off of Fifth Avenue. The physical pedestrian entrance to the building will be oriented on the corner of Third Street and Portland Avenue playing off of an active new corridor created by Downtown East as it will be directly across the Street from the Radisson Red entrance and will interact with the Plaza area for the Wells Towers on the corner of Fourth and Portland. The building is designed with a classic Mill District warehouse character including masonry and glass exterior. The masonry features signature arched windows along Third street and prominent lobby area on the corner of Portland and Third. Building is a 4-story, featuring exposed steel structure, a brick exterior, and extremely flexible floor plates. Amenities include a rooftop terrace, a building commons, tons of bike-friendly features, a skyway connection, and immediate access to greenspace.

2. Describe the current site and use: **Currently being used for staging for the Wells Fargo towers project. Previously was a surface parking lot.**
3. Describe the surrounding properties and land uses:
  - 16-story Wells Fargo office tower connected to the south
  - **Parking ramp to the west**
  - **Wells Fargo Tower to the South**
  - **Parking lot and fire station to the north**
  - **Radisson Red hotel currently being constructed to the east**
4. Identify the permits, variances and all other approvals needed for this project:
  - **Proposal is a conforming use, but any new applications with a PUD require a Conditional Use Permit. In the process, we will be applying for land use and a PUD conditional use. Standard reviews will also include PDR, Committee of the Whole and Site Plan Review.**
5. Identify if Minneapolis Heritage Preservation Commission (HPC) approval is needed: **No**
6. Identify if demolition of a building/s is proposed: **No**

#### **D. Site Plan Information**

1. Architectural design and materials: **See Arch Plans. Building is designed with a classic Mill District warehouse character including masonry and glass exterior. The masonry features signature arched windows along Third street and prominent lobby area on the corner of Portland and Third. Building is a 4-story, featuring exposed steel structure, a brick exterior, and extremely flexible floor plates. Amenities include a rooftop terrace, a building commons, tons of bike-friendly features, a skyway connection, and immediate access to greenspace.**
2. Building height: **63 feet**

3. Site access and circulation for pedestrians, vehicles and service: **See Sheet C300 – Site Plan**
4. Landscape design and screening: **See Landscape Plans**
5. Site hardscape design: **See Landscape Plans**
6. Site stormwater drainage/retention: **StormTrap filter system, see Detail 19/C601**
7. Impact on existing views: **None, office is below the height agreed upon with Wells Fargo so no views from the new tower are blocked to the north**
8. Parking for vehicles and loading docks:
  - **60 underground parking stalls**
  - **2 large loading docks on Level 1, accessed from the Wells Fargo tower loading dock area**
9. Parking for bicycles: **Bike room accessible from east side of the building, room for 52 bikes. Project includes enhanced bicycle amenities with shower and locker area.**
10. Signage: **To be proposed at a later time.**
11. Lighting: **Light poles consistent with Vikings stadium project and rest of Downtown East development, see Sheet C300 – Site Plan for locations and Sheet C602 – Details for light pole and fixture specifics**

**E. Proposed Project Schedules:**

1. Public and private entitlements and approval steps. List the specific approvals and their sequence: **See attached schedule**
2. Construction schedule:
  - **Start: 3/1/2016**
  - **Finish: Spring 2017**

**F. Letter to the Neighborhood Group – Required by the City of Minneapolis as part of the General Land Use and Historic Preservation Applications: See attached**

**G. Attachments: Land Use submittal application and design materials are included.**