

A. Land Use and Contact Information

1. Date of DMNA Review Submittal: **December 2, 2105**
2. Name of project and land use: **Downtown East ATMs for Wells Fargo**
3. Address of the property and name of adjacent streets:
 - **510 South 4th Street and 640 South 4th Street**
 - **Adjacent Streets: 4th Street South, Portland Avenue**
4. Applicant/property owner's name, address, phone, email:

Downtown East Investors LLC

Tony Barranco – Ryan Companies US, Inc.

50 South 10th Street, Suite 300, Minneapolis, MN 55403-2012

612-492-4339

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:

Provide a written description of the proposed project/land use: **The character of the Downtown East neighborhood is being totally reinvented and reenergized by the Wells Fargo towers and the Downtown East development. The site, previously home to significant surface parking lots, is being transformed by a mix of development uses**

including office, hotel, retail, residential, and public space with the Downtown East Commons. One of the key goals of the project has been to create commerce and activity in a 24-hour setting. Street level retail and services along with residential and green space components lead to that vitality.

Wells Fargo, the project's critical anchor, realizes the importance of this vitality, and shares the goal of providing retail and services 24 hours a day, 7 days a week. With the Wells Fargo office towers being closed certain days and times, the introduction of ATMs to the Wells Fargo plaza area is a natural extension of their signature plaza areas. In that sense, this addition will fit perfectly with the character of the bank-headquarter development. Giving pedestrians convenient 24-hour access to services will promote economic activity for the street level businesses and restaurants in the area, being an important service, especially so close to the Commons.

The location selected for the ATMs was specifically selected to promote a safe condition. The location, directly outside of the entry door to the project restaurant areas will have heavy foot traffic and eyes on the street. The plaza location will also be visible to Wells Fargo night security staff and will be well lit and monitored by their own camera system. Being part of an integrated, well planned and complete redevelopment, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

1. Describe the current site and use: **The main plaza area being constructed in the Downtown East development. Previously were a surface parking lot.**
2. Describe the surrounding properties and land uses:
 - **16-story Wells Fargo office tower connected to the north**
 - **Parking ramp to the east and west of the respective blocks**
 - **Downtown East Commons to the South**
3. Identify the permits, variances and all other approvals needed for this project:
 - **A variance is required for an outdoor ATM.**
4. Identify if Minneapolis Heritage Preservation Commission (HPC) approval is needed: **No**
5. Identify if demolition of a building/s is proposed: **No**

D. Site Plan Information

1. Architectural design and materials: **See Arch Plans. ATMs are designed to be integrated into the Wells Fargo plaza areas, with materials consistent with the materials and colors of the DTE development**
2. Building height: **n/a**

3. Site access and circulation for pedestrians, vehicles and service: **See Site Plan**
4. Landscape design and screening: **See Downtown East Landscape Plans**
5. Site hardscape design: **See Downtown East Landscape Plans**
6. Site stormwater drainage/retention: **StormTrap filter system with DTE development**
7. Impact on existing views: **None**
8. Parking for vehicles and loading docks:
 - **n/a**
9. Parking for bicycles: **n/a. Part of all phases of the DTE development**
10. Signage: **See Plans**
11. Lighting: **See Plans**

E. Proposed Project Schedules:

1. Public and private entitlements and approval steps. List the specific approvals and their sequence: **All private approvals are received. Public review of the variance request is required.**
2. Construction schedule:
 - **Start: immediately**
 - **Finish: Spring 2016**

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.