



DMNA
DOWNTOWN
MINNEAPOLIS
NEIGHBORHOOD
ASSOCIATION

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January 28, 2019

Hilary Dvorak, Principal City Planner
City of Minneapolis CPED
250 South 4th Street, Room 300
Minneapolis, MN 55415

Re: Ryan Companies – 700 S. 4th Street

Dear Hilary:

I am writing to you on behalf of the Downtown Minneapolis Neighborhood Association Ryan Companies residential project proposed for 700 S. 4th Street. Joseph Peris from Ryan Companies presented the project to the DMNA Land Use Committee on November 13, 2018, and again on January 8, 2019.

Peris explained that the project is the final phase of Ryan Companies overall Downtown East redevelopment plan. He stated that the site is located at the corner of 4th Street and Park Avenue, or south of the Mills Fleet Farm Parking Ramp, overlooking The Commons. He described the project as a 25-story, 345 unit mixed-use residential building with 120 parking stalls and over 250 bike parking stalls. The site is ideally located near US Bank Stadium's LRT Station and the city's trail system, which should give residents the option to not have a vehicle.

Peris then reviewed the site plan and architectural drawings. He explained that the design is an intentional blend of modern and traditional and will have great views of the downtown skyline, the Mill District, and the river. He stated that the tower includes a mix of units including micro, studio, one and two-bedroom apartments and penthouses. He noted that amenities include, a rooftop pool deck, pet exercise area, bike kitchen & lockers, and multiple outdoor amenity areas. The building will connect to the city's skyway system.

Peris indicated that they updated the exterior design since their first presentation to the Land Use Committee in December. Based on the committee's strong recommendation, they scaled back the cap of the building. In addition, they hired a lighting consultant to create a lighting plan. Peris also noted that the landscaping plan was just preliminary and that there are more details to come. They will come back to the Land Use Committee to show the final drawings.

Peris concluded his presentation by noting that Ryan Companies submitted the land use applications associated with this project to the City in December. The land use applications include: a CUP for Phase 5 of a PUD, a Site Plan Review, and a Site Subdivision. He said that they anticipate presenting to the Planning Commission in February. He indicated that they hope to start construction in mid-2019.

After some questions and discussion, the Land Use Committee recommended providing a letter of support for Ryan Companies residential project proposed for 700 S. 4th Street. The committee has a strong interest in the public realm and wants to see the developer meet or exceed the guidelines established in the Downtown Public Realm Framework. The committee also suggested doing something to conceal the pet exercise area from the street view to make it look less obvious that it is a dog run. The committee also discouraged the use of benches in the public realm, due to the fact that skateboarders seem to do a lot of damage to them. The DMNA Board reviewed and supported the Land Use Committee's recommendation at their meeting on January 28.

If you have any questions regarding this letter, please feel free to contact me at christie@thedmna.org, or 320-583-4573.

Kind regards,

Christie Rock Hantge
DMNA Neighborhood Coordinator

CC: Joseph Peris, Ryan Companies
Council Member Steve Fletcher
Joe Tamburino, DMNA Board Chair
Kevin Frazell, DMNA Land Use Committee Chair