

**Department of Community Planning and Economic Development – Planning Division**  
Final RLS-24, UPDATE

**Date:** September 19, 2005

**Applicant:** Ryan Companies US, Inc.

**Address of Property:** 826 & 1010 East Lake Street, 2901 10<sup>th</sup> Avenue South, and 2843 Elliot Avenue South, 826 East Lake Street, 2901 10<sup>th</sup> Avenue South, 2911 11<sup>th</sup> Avenue South

**Project Name:** Midtown Exchange

**Contact Person and Phone:** Robert Parr, (612) 492-4280

**Planning Staff and Phone:** Hilary Watson, (612) 673-2639

**Ward: 8      Neighborhood Organization:** Central Neighborhood Improvement Association, Midtown Phillips, Powderhorn Park Neighborhood Association, Phillips West Neighborhood

**Existing Zoning:** C3A, Community Activity Center District

**Proposed Zoning:** Not applicable

**Zoning Plate Number:** 22

**Legal Description:** Not applicable

**Proposed Use:** Planned Commercial Development, a hotel, multiple-family housing and surface parking

**Concurrent Review:**  
**Final RLS-24, vertical**

**Applicable zoning code provisions:** Chapter 598, Land Subdivision Regulations

**Background:** The development site is located in the Midtown Phillips Neighborhood. There are several aspects of this development. The existing 1928 Sears building will be renovated. Within the building there will be office space, commercial uses and 315 dwelling units, both for-sale condominiums and rental apartments. As part of the redevelopment of the former Sears site, the applicant is also proposing to construct a parking ramp that will be located on the southeast corner of 10<sup>th</sup> Avenue South and East 29<sup>th</sup> Street. The parking ramp will be connected to the 1928 building via a tunnel underneath 10<sup>th</sup> Avenue South. The applicant will also be restructuring the surrounding parking lots and landscaping them to the City's standards.

There will be a 150-room hotel constructed immediately south of the Midtown Greenway between Chicago Avenue South and vacated Elliot Avenue South. Within the hotel there will be a small

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restaurant, meeting and conference rooms and retail space. The 1928 building will be connected to the hotel via an underground hallway and to Abbott Northwestern Hospital via a covered walkway.

The existing surface parking lot located on the southeast corner of 11<sup>th</sup> Avenue South and East 29<sup>th</sup> Street will be reconfigured and utilized by employees, tenants and guests of the larger development.

Project for Pride in Living will be constructing a housing development located on the southwest corner of the intersection of 11<sup>th</sup> Avenue South and East 29<sup>th</sup> Street. The proposed development will be built in an “L” shape and will wrap around two sides of the proposed parking ramp that is being built as part of the larger Midtown Exchange development. There will be a total of 53 dwelling units within the building.

In December of 2004, the Planning Commission approved a final vertical RLS for the Midtown Exchange development. Since then adjustments have been made to the interior layout of the building to accommodate design and construction needs. There are different property owners located throughout the building. The vertical RLS needs to reflect the accurate boundaries of the individual properties within the building. It is because of this that the RLS needs to be updated as this time. A list of the changes is included in this report.

**Development Plan:** The site plan is attached.

### **FINAL REGISTERED LAND SURVEY**

#### **Required Findings:**

**1. Subdivision is in conformance with the land subdivision regulations including the requirements of section 598.100 relating to protection of natural resources, applicable regulations of the Zoning Code, and policies of the Comprehensive Plan.**

The subdivision is in conformance with the design requirements of the land subdivision regulations.

#### **ZONING CODE**

With the approval of the Registered Land Survey this development will meet the requirements of the C3A zoning district.

#### **THE MINNEAPOLIS PLAN**

According to the *Minneapolis Plan*, East Lake Street is a designated Commercial Corridor and Chicago Avenue South is a designated Community Corridor. This site is also located in a designated Major Housing Site. According to the Principles and Policies outlined in the *Minneapolis Plan*, the following apply to this proposal:

- Direct growth to areas well served by transit.
- Promote preservation as a tool for economic development and community revitalization.
- Improve the availability of housing options for its residents.

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- Work with private and other public sector partners to invest in new development that is attractive, functional and adds value to the physical environment.
- Maintain and strengthen the character of the city’s various residential neighborhoods.
- Promote design solutions for automobile parking facilities that reflect principles of traditional urban form.
- Increase citizen awareness of preservation and the important role it plays in fostering community revitalization and civic pride.
- Promote housing development that supports a variety of housing types at designated Major Housing Sites throughout the city.
- Support continued growth in designated commercial areas.

The applicant is proposing to renovate the existing 1928 Sears building. Within the building there will be office space, commercial uses and 315 dwelling units, both for-sale condominiums and rental apartments. As part of the redevelopment of the former Sears site, the applicant is also proposing to construct a parking ramp and a hotel. The applicant will also be restructuring the surrounding parking lots and landscaping them to the City’s standards.

**2. Subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.**

The Planning Division does not believe that a planned commercial development will be injurious to the use and enjoyment of surrounding property nor will it impede the normal development of the surrounding area. The building is currently vacant. Renovating the building and using it for offices, commercial space and dwelling units will reuse a historic building, increase the property’s value, contribute to the building of the city’s infrastructure and contribute to the city’s tax base.

**3. All land intended for building sites can be used safely without endangering the residents or uses of the subdivision and the surrounding area by peril from floods, erosion, high water table, severe soil conditions, improper drainage, steep slopes, utility easements, rock formations, or other hazard.**

The site is flat and does not present the above hazards.

**4. The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.**

The lots being created by this plat present no foreseeable difficulties for the proposed development. No significant alterations to the land appear necessary.

**5. The subdivision makes adequate provision for storm or surface water runoff, and temporary and permanent erosion control. The stormwater drainage system shall be separate and independent of any sanitary sewer system. All plans shall be designed in accordance with**

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rules, regulations and standards of the city engineer. Facilities intended to be dedicated to the City shall be located in perpetual, unobstructed easements of a width determined to be adequate and necessary by the city engineer. To the extent practicable, the amount of stormwater runoff from the site after development does not exceed the amount occurring prior to development.

Public Works will review and approve drainage and sanitary system plans before issuance of building permits.

**RECOMMENDATIONS**

**Recommendation of the Community Planning and Economic Development Department – Planning Division for the Registered Land Survey:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **approve** the final RLS application for the Midtown Exchange development located at 826 & 1010 East Lake Street, 2901 10<sup>th</sup> Avenue South, and 2843 Elliot Avenue South, 826 East Lake Street, 2901 10<sup>th</sup> Avenue South, 2911 11<sup>th</sup> Avenue South.

**Attachments:**

1. August 30, 2005, letter from the applicant
2. List of changes to the vertical RLS
3. Final plat
4. Site plan