Department of Community Planning & Economic Development
250 South 4th Street, Room 300
Minneapolis, MN 55415-1385

Minneapolis
City of Lakes

MEMORANDUM

TO: City Planning Commission, Committee of the Whole

FROM: Kimberly Holien, Senior City Planner, (612) 673-2402

DATE: April 30, 2015

SUBJECT: 360 Nicollet Mall

The applicant and the Department of Community Planning and Economic Development (CPED) would like to introduce and seek feedback from the City Planning Commission (CPC) on the project proposed at 360 Nicollet Mall, known as the Ritz Block. This input will be used by the applicant as they prepare formal applications. The attached plans include a site plan, floor plans, elevations and color renderings. An Environmental Assessment Worksheet (EAW) has been prepared for the site and went before the Zoning and Planning Committee of the City Council on April 23, 2015. Please note that the project that was reviewed as part of the EAW showed a building covering the entire west half of the site, fronting on Nicollet Mall. The applicant has since revised their plans to develop the south third of the block first.

The prominent site is located in the core of downtown and includes the entire block bounded by Nicollet Mall, 3rd Street S, Marquette Avenue and 4th Street S. Located on the city's primary retail and commercial street, and one block from the region's busiest light rail transit station, the property currently consists entirely of a bituminous surface parking lot that includes a total of 254 off-street parking spaces. This parking lot has been on the site since the former Sheraton Ritz hotel was demolished in 1990. It has been identified as a key redevelopment site by the *Downtown 2025 Plan* and in the *North Nicollet Mall Development Objectives*. The applicant owns the entire block and is proposing to develop the south portion at this time. The north portion of the block would remain surface parking. According to the EAW, the site is anticipated to be developed in two separate phases and would provide at completion up to 728 dwelling units, 12,000 square feet of commercial space, and up to 909 off-street parking spaces. Alternatively, Phase 2 could be constructed with up to 365,606 square feet of office space instead of residential units.

The project is designed as a 30-story residential tower that fronts on Nicollet Mall above a parking podium that extends the length of 4th Street. The building will have 368 residential units with 369 off-street parking stalls. The ground floor consists of a large retail space fronting on Nicollet Mall, a pedestrian skyway access, residential amenities such as a lobby, dog wash, bike valet and storage and parking. The entrance into the parking ramp is from 4th Street. The primary residential entrance is located in the southwest corner of the building, fronting on Nicollet Mall. This entrance is recessed approximately feet from the front lot line. The retail space will have its entrance in the center of the building, facing Nicollet Mall. The 4th Street and Marquette Avenue frontages will primarily consist of a five-story parking podium. The ground floor will have an active residential amenity use that has not been identified to date. The south portion of the building is setback nine feet from the front lot line adjacent to Nicollet Mall and steps back to 30 feet on the north end. This increased setback will allow

for widened pedestrian circulation at street level and an opportunity for outdoor space for the retail use. The building would be located directly up to the east property line along Marquette Avenue and the south property line along 4th Street.

The second floor includes a skyway along Nicollet Mall that will connect to the building south of the site at 401 Nicollet Mall. This skyway will be accessible to the general public via an entrance on Nicollet Mall. Residents of the building will access the skyway lobby via a shuttle elevator in the same location. The balance of the second floor is parking. The applicant has shown potential for a skyway connection across Nicollet Mall to the Central Library that could potentially be constructed with Phase 2. The portion of the Central Library that was designed to accommodate a skyway connection across Nicollet Mall does not match up with the footprint of the proposed building. Residential units begin on the third floor. Units fronting on Nicollet Mall will have balconies overlooking the street. The balconies are approximately 7.5 feet in depth. The residential tower extends up to the 30th floor. The parking podium caps out at five stories. The top of the parking deck will include an outdoor residential amenity space with a pool, sun deck, and outdoor seating areas. The sixth floor of the building will include other residential amenities such as a fitness center and club room to compliment the amenity deck.

The parking garage will be accessed via a curb cut from 4th Street. The applicant is also proposing a service drive along the north side of the building that is 24 feet in width. This service drive will presumably serve the buildings constructed as part of Phase 2 as well. The parking podium is designed to be completely unique from the residential tower and lacks any sort of active use above the first floor.

The site is zoned B4-2, Downtown Business district and is located in the DP, Downtown Parking and NM, Nicollet Mall Overlay districts. *The Minneapolis Plan for Sustainable Growth* identifies the site as commercial on the future land use map. Nicollet Mall is a commercial corridor and downtown is a designated Growth Center and Major Retail Center. As noted above, the *Downtown 2025 Plan* and *North Nicollet Mall Development Objectives* identify the site as a key development site. Thus far, the only application identified is Site Plan Review. Additional applications may be identified once more detailed plans are received.

The number of units proposed and overall scale of the building is appropriate for the downtown core. The building will activate Nicollet Mall with a retail use and residential units that overlook the street. The proposed exterior materials are precast concrete, glass and metal panel. Per the Site Plan Review chapter, all four sides of the building should be compatible with one another in terms of appearance and materials. The north side of the building is lacking in terms of visual interest. This elevation is 100 percent precast concrete with no articulation to break up the building wall. This side is not compatible with the other three elevations of the buildings and alternative compliance would be required, which staff is not inclined to recommend. This elevation will be completely exposed until the second half of the block is developed and even then will be highly visible due to a driveway between the two buildings. Staff also encourages the applicant to consider a more cohesive design between the parking podium and residential tower.

Staff has concerns about the amount of above grade parking and lack of activity along 4th Street and Marquette Avenue. As designed, floors two through five will serve nearly entirely as a parking podium along these frontages. Staff encourages the applicant to consider providing underground parking on this large site to provide more activity above grade on this prominent site in the downtown core. Preliminary plans for Phase 2 have not been provided but the plans submitted as part of the EAW showed an above-grade parking podium for the future phase as well. This results in two similarly designed buildings that incorporate above-grade parking facilities resulting in inactive floors that directly

abut the public streets and adversely impact the pedestrian realm. Thus far the applicant has not produced any design alternatives to above-grade parking.

As previously noted, staff has concerns about the lack of activity along 4th Street and Marquette Avenue. While there is a residential amenity space shown on the ground floor, the proposed use for this space has not been identified. Staff encourages the applicant to provide a use in this location that will activate the space in the evening hours and on the weekends. Placing the fitness center or other amenity that receives frequent use in this location will provide important activity at this corner. Staff also encourages the applicant to consider relocating the residential entrance to 4th Street. Currently the entrance is facing Nicollet Mall but recessed to a location that would conflict with the existing bus stop on 4th Street. Moving the residential entrance to the center of the building on 4th Street would provide more activity along this frontage that will otherwise be nearly completely void of active use. The building also does not appear to recognize the fact that there is significant investment along Marquette Avenue for busses and a heavily-used transit stop directly in front of the building. Staff encourages the applicant to pull the building back from Marquette Avenue or, at a minimum, show how it will function in relation to the bus shelters.

Formal applications have not been submitted at this time. The applicant anticipates attending a public hearing in later spring or early summer.

April 20, 2015

Ms. Kimberly Holien
Senior Planner
City of Minneapolis, CPED
Public Service Center
250 South Fourth Street (Room 300)
Minneapolis, MN 55415

RE: 360 NICOLLET MALL – COMMITTEE OF THE Whole (COW) Submittal

Dear Kimberly:

Enclosed please find our complete Committee of the Whole submittal for the proposed mixed use building at 360 Nicollet Mall, including six 11”x17” copies of project materials and one electronic copy:

- Development, Vision + Goals
- Green Sustainable Principles
- Site plans
- Landscape plan
- Building floor plans
- Building elevations
- Context studies and renderings

Please review the enclosed submittal related to the proposed development. Kimberly, please contact me with any questions or comments. Thank you.

Sincerely,

Matt Rauenhorst
Vice President
Enclosures

[360 Nicollet] | [Minneapolis, MN]

[Committee of the Whole Submittal]

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2015-04-20

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TABLE OF CONTENTS

DEVELOPMENT, VISION + GOALS

GREEN SUSTAINABLE PRINCIPLES

SITE CONTEXT MAP

CONCEPT DESIGN
Streetscape/Landscape Plan
Concept Site Plan
Building Floor Plans
Building Elevations

CONCEPT RENDERINGS

Project Purpose and Urban Design Vision

The vision for 360 Nicollet is to transform surface level parking into a vibrant mixed use residential and commercial hub that will enhance the energy, connections, and activity of Nicollet Mall. This transit-oriented project will add to the economic and aesthetic vitality of downtown Minneapolis, and enhance the public realm. The complex approximately includes 700,000 GSF of floor area, including street level retail, 368 residential dwelling units and 369 on-site parking stalls. The project is in close proximity to the Nicollet Mall LRT station, the Marquette Transit Way, and two-directional service on Fourth Street. The project will be designed to accommodate a future skyway link from the existing Minneapolis Public Library.

Architectural Design Principles and Features

The architectural expression of 360 Nicollet helps define the Mall as a thriving, livable, green, connected, and welcoming place. It is intended to provide active and transparent commercial activity at the street level along the Mall in addition to connecting to the skyway system. The scale and massing approach reflect the surrounding context while adding attractive and energetic design elements unique to the new development.

The primary materials proposed for 360 Nicollet are glass, precast concrete and metal panels. Designed to enhance the urban character of the City, the selection of materials, sustainable design strategies, and building composition provide a new source of identity for the Mall and its future initiatives.

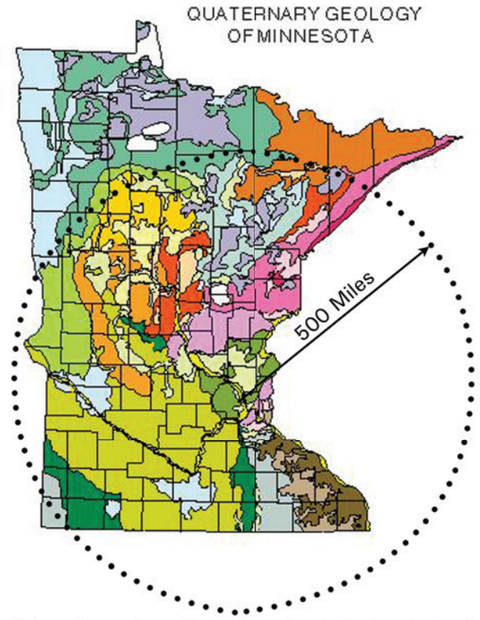
360 Nicollet | **Streetscape Design**

The streetscape design for 360 Nicollet is intended to bring interest and vitality to the north end of the Mall by enhancing the seasonal quality of the landscape and providing green improvements along its facade. The Nicollet Mall street facade is composed of large expanses of glass in order to create a pedestrian friendly experience, opening the view to the river and extending the greening of the Mall. To compliment the vision outlined in the Nicollet Mall redesign effort, project design will be coordinated with city planners in order to ensure the project's success.

The Nicollet Mall sidewalk design responds to the building's architecture, its entries, and the nature of its surrounding context. The widened circulation at street level provides an opportunity for retail seating while not crowding the pedestrian flow. Seasonal plantings and trees create a vibrant identity and contribute to the greening of the Mall.

LEED Certification

1. Energy performance at least 14% better than code.

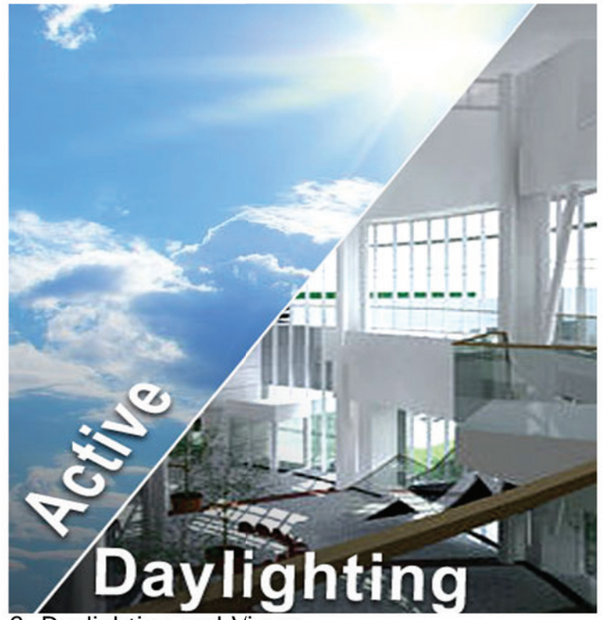


2. Use of local and regional materials to stimulate the economy and reduce energy consumption

3. Multiple environmental strategies to improve/enhance indoor air quality

4. Water Conservation

5. Maximize construction waste recycling and reuse



6. Daylighting and Views

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Additional Strategies

A. Close proximity to LRT & bus transit hub

B. High Quality Pedestrian Streetscapes

Utilizing these noted strategies and more, this project will support Minneapolis' plan for sustainable design through creation of high quality, high density, transit oriented redevelopment of this North Mall Gateway site.

C. Secure on-site bicycle storage

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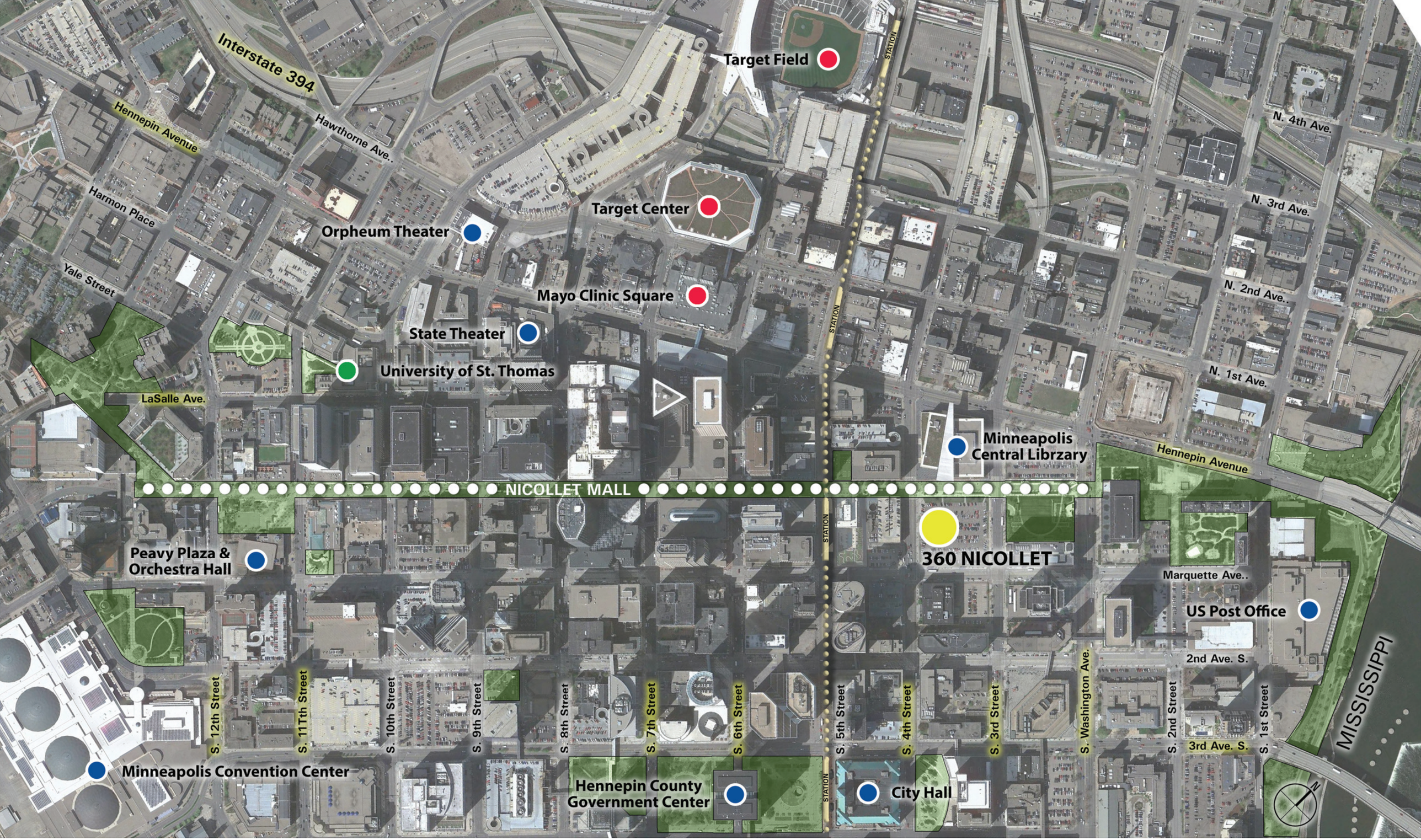

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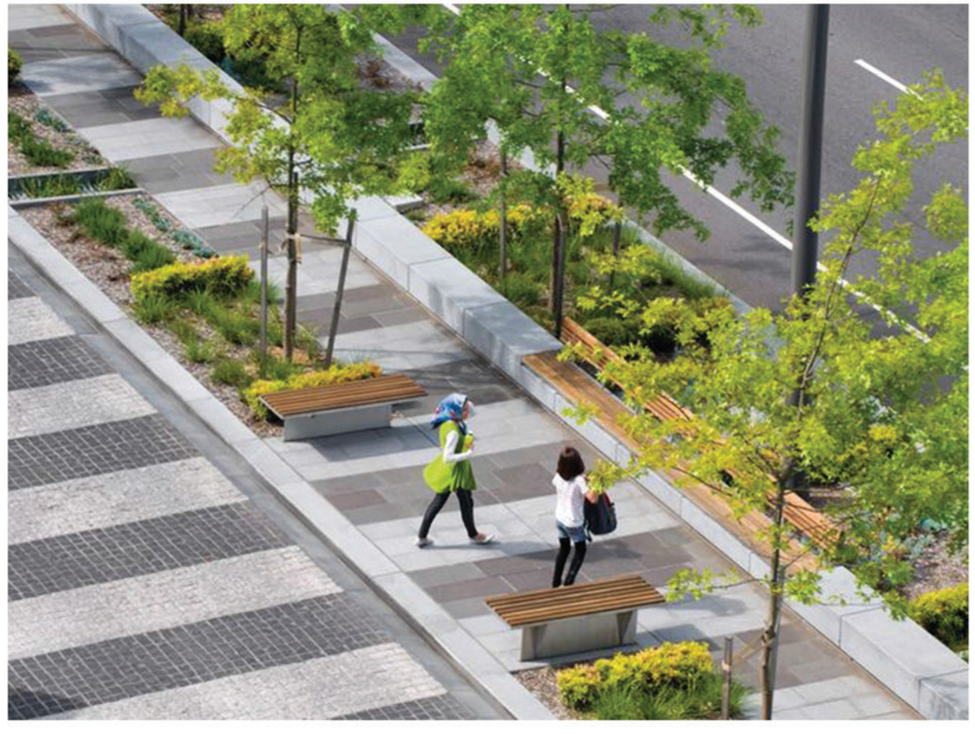
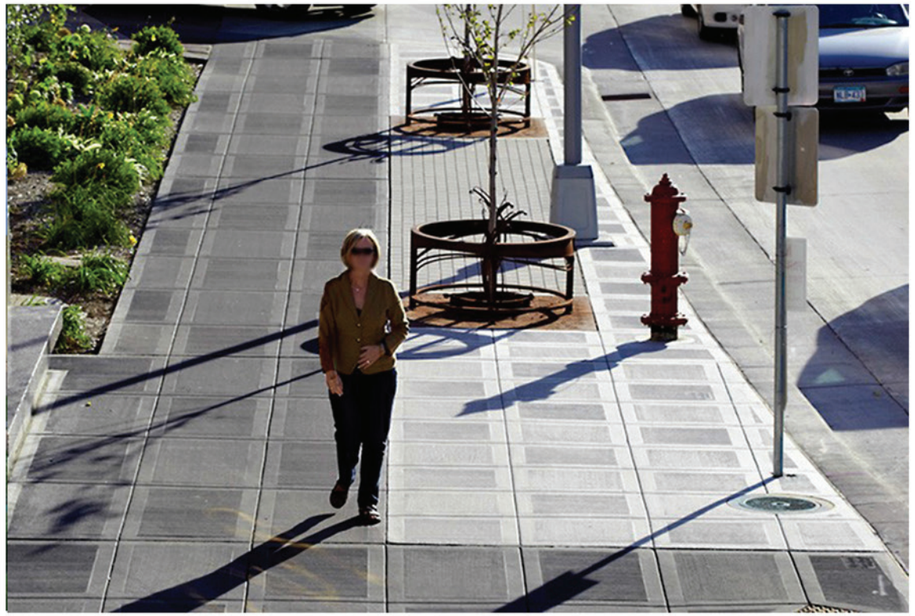
360 Nicollet | **Concept Design**





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NICOLLET MALL

PROPERTY LINE

SETBACK

BUILDING PAVING -
COORDINATE WITH PHASE 2

PLANTER & OUTDOOR SEATING.
SEASONAL LANDSCAPES

NICOLLET MALL
PAVING AND
PLANTING

BUILDING PAVING

4TH STREET PAVING

SOUTH FOURTH STREET

MARQUETTE AVENUE

MARQUETTE AVE. PAVING
AND TREES - COORDINATE
WITH ADJACENT BLOCKS

4TH STREET TREE AND
GRATES

True North

Plan North

0 15 30 60

360 Nicollet | **Landscape Plan**

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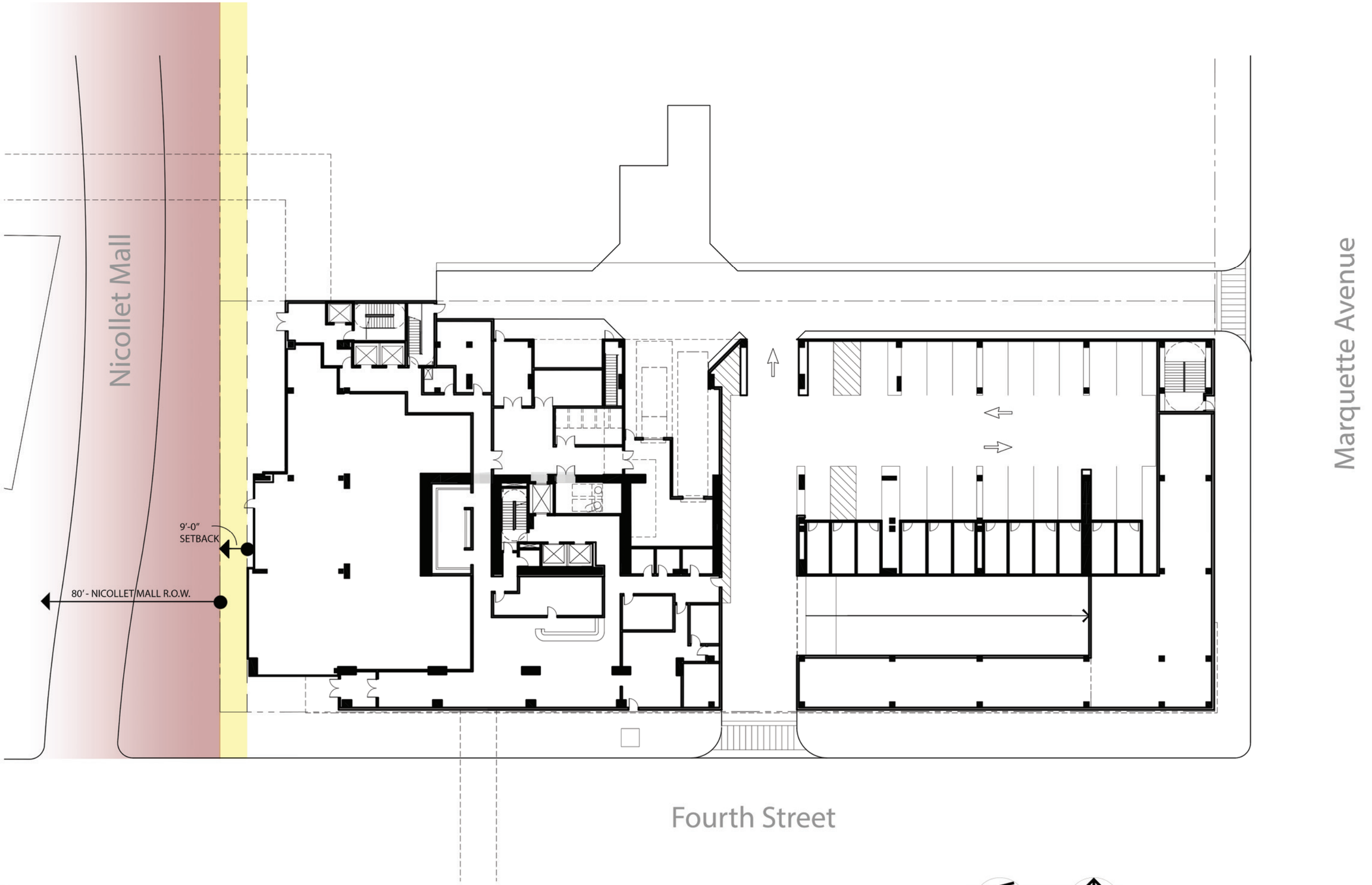

360 Nicollet | **Setback Strategy**

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Nicollet Mall

Marquette Avenue

Fourth Street

True North

Plan North

0 15 30 60

360 Nicollet | **Architectural Site Plan**

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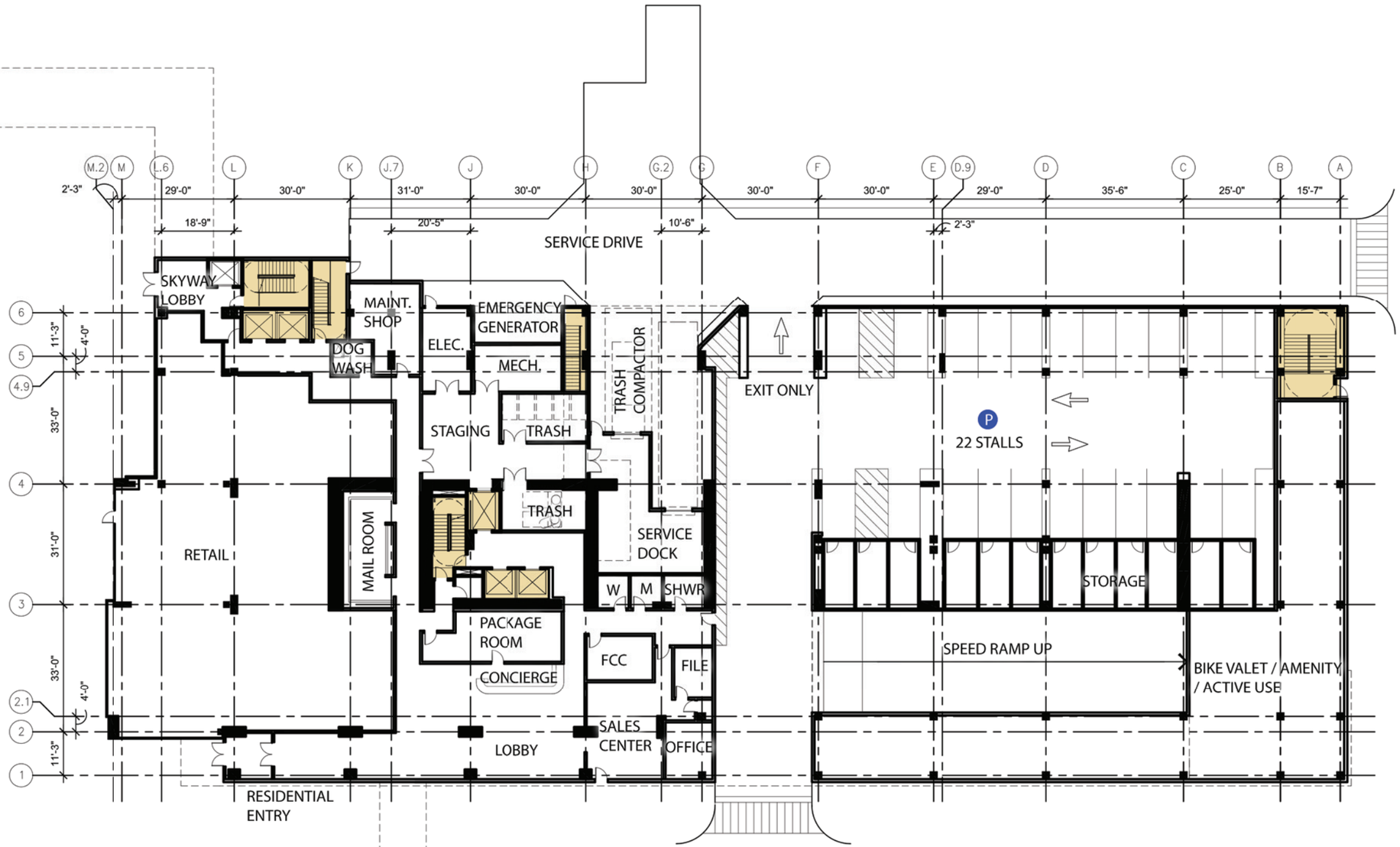
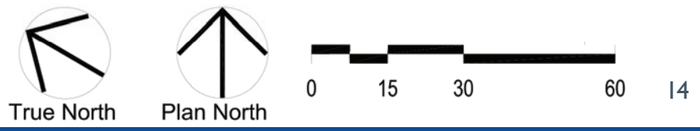


360 Nicollet | **Ground Level Floor Plan**



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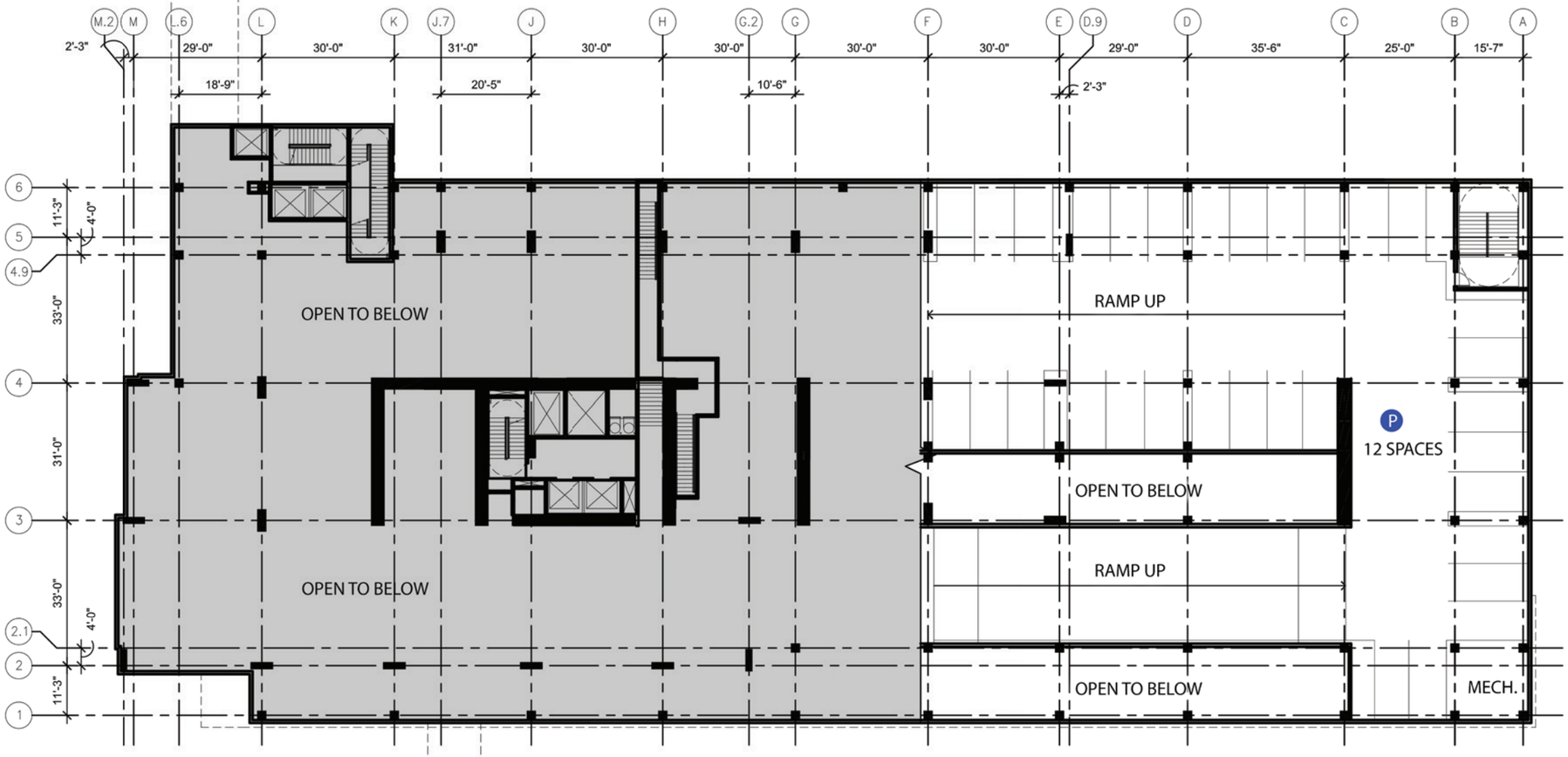

360 Nicollet | **Floor Plan - Level 1.5**

True North

Plan North

0 15 30 60

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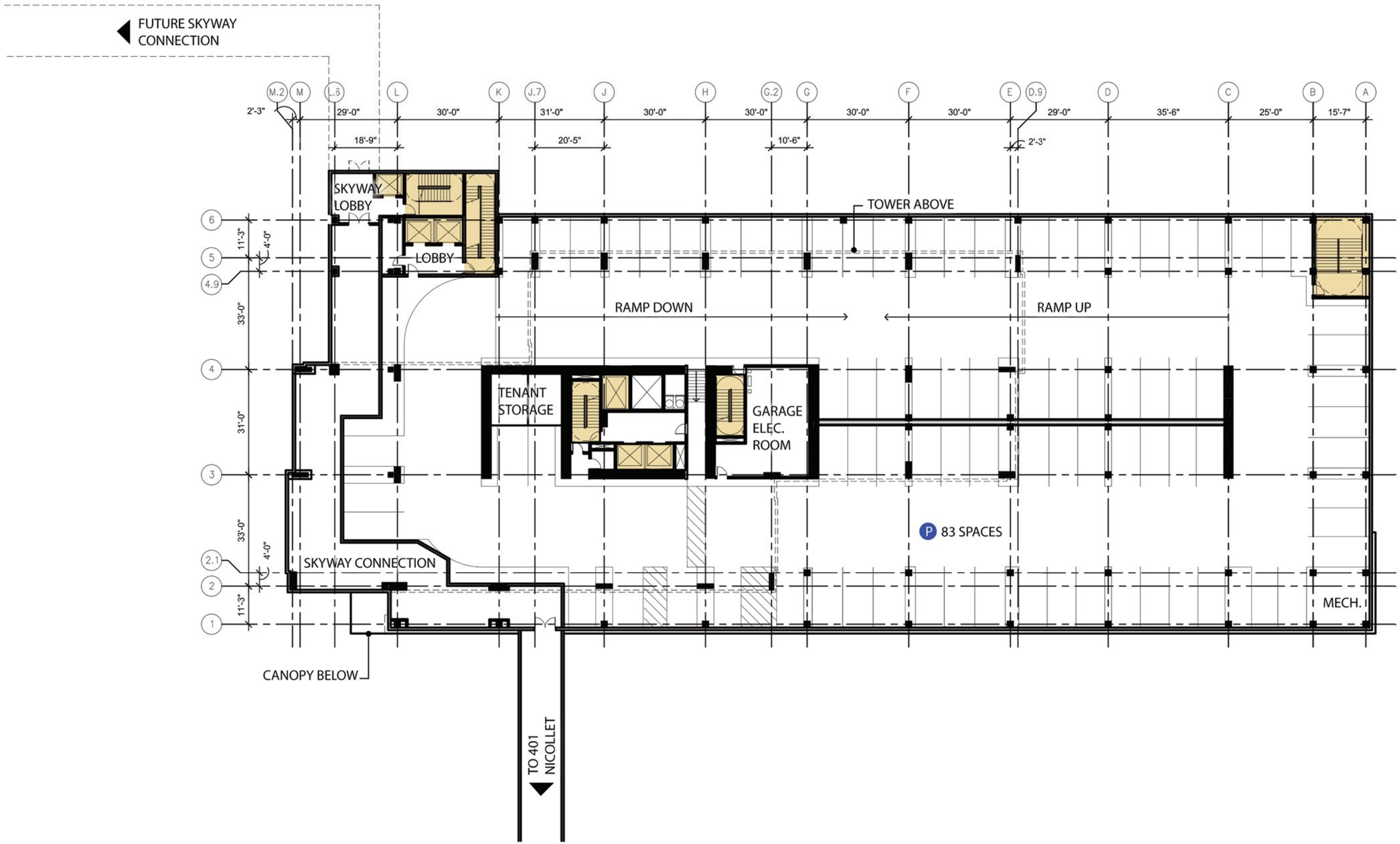

360 Nicollet | **Floor Plan - Level 2**

True North

Plan North

0 15 30 60

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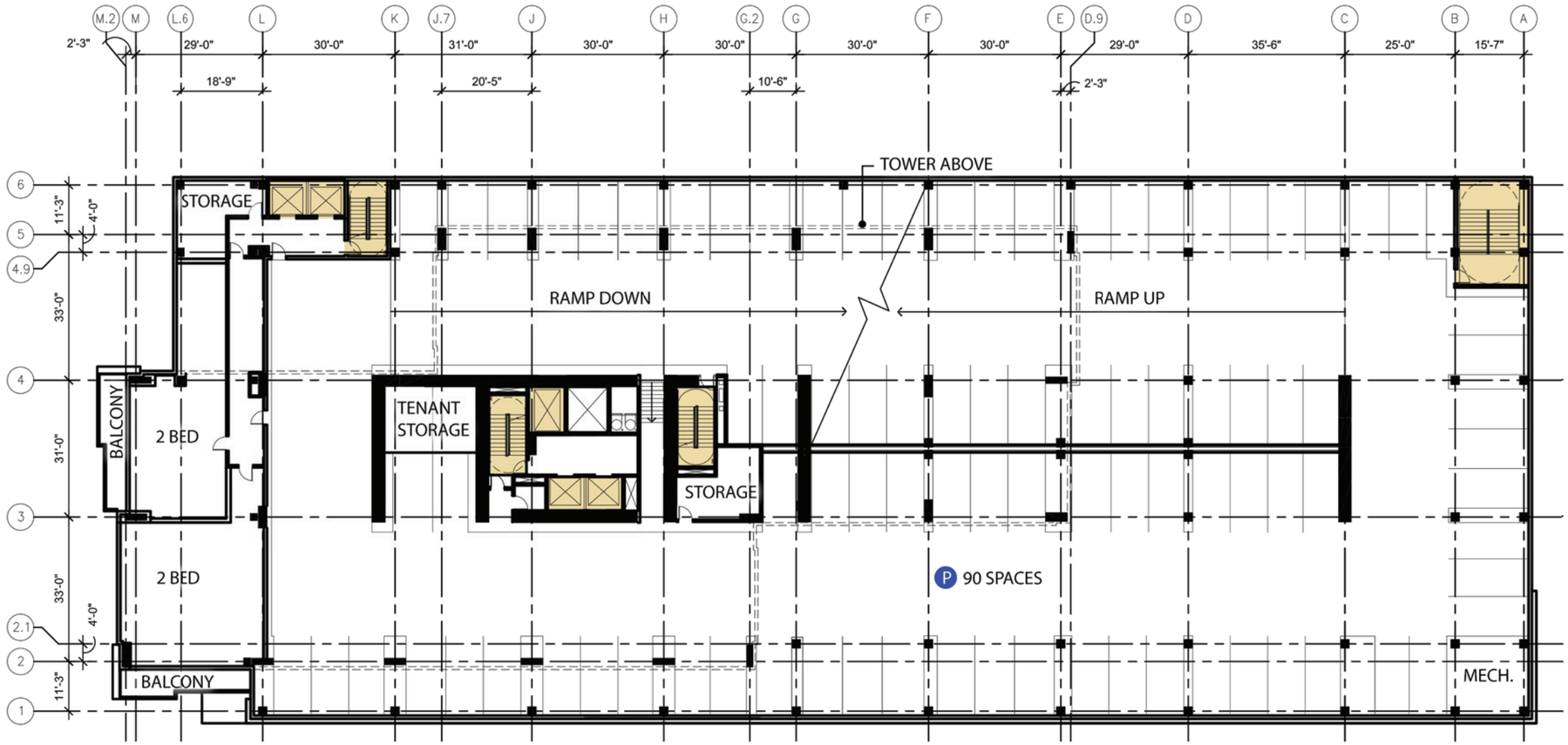

360 Nicollet | **Floor Plan Levels 3-4**

True North

Plan North

0 15 30 60

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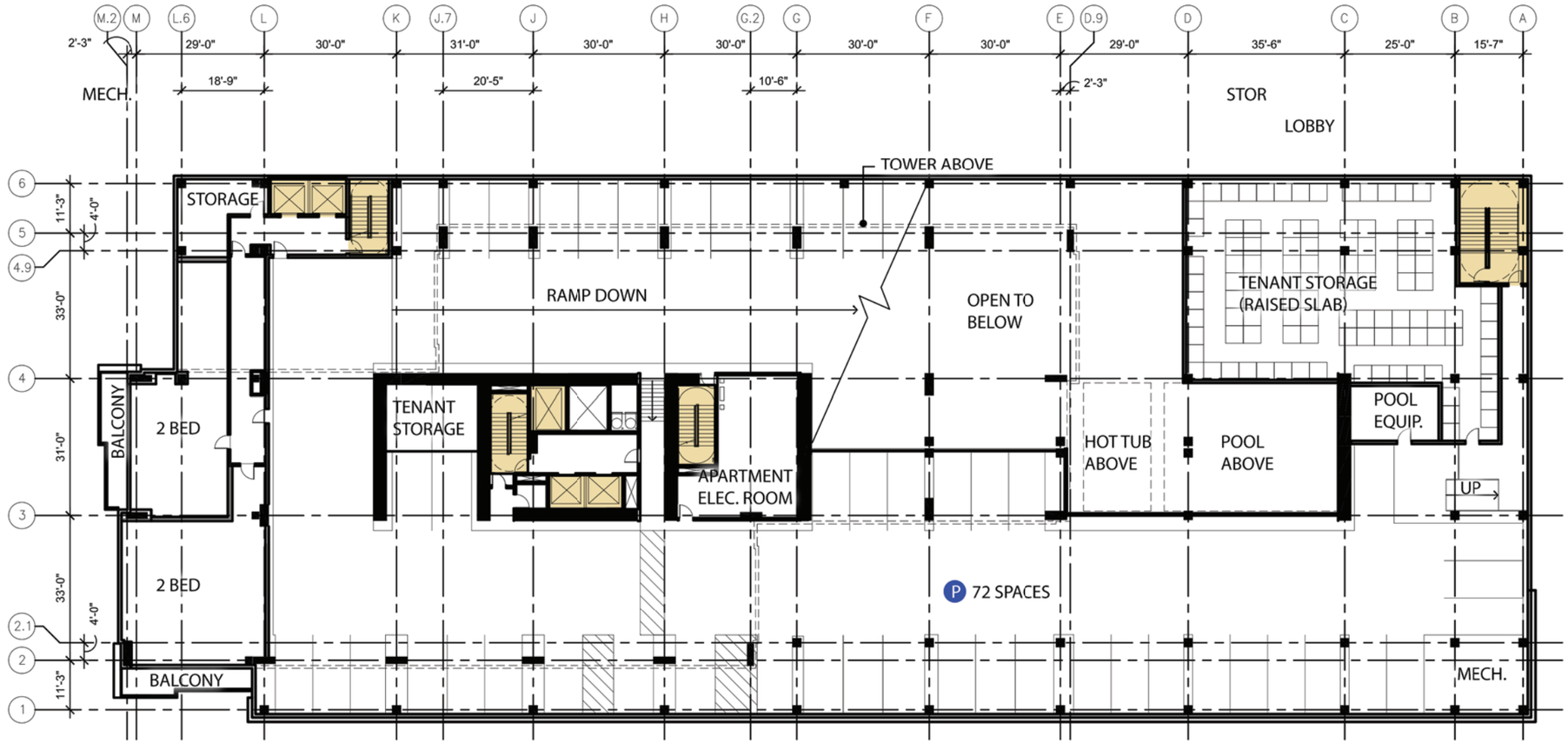

360 Nicollet | **Floor Plan - Level 5**

True North

Plan North

0 15 30 60

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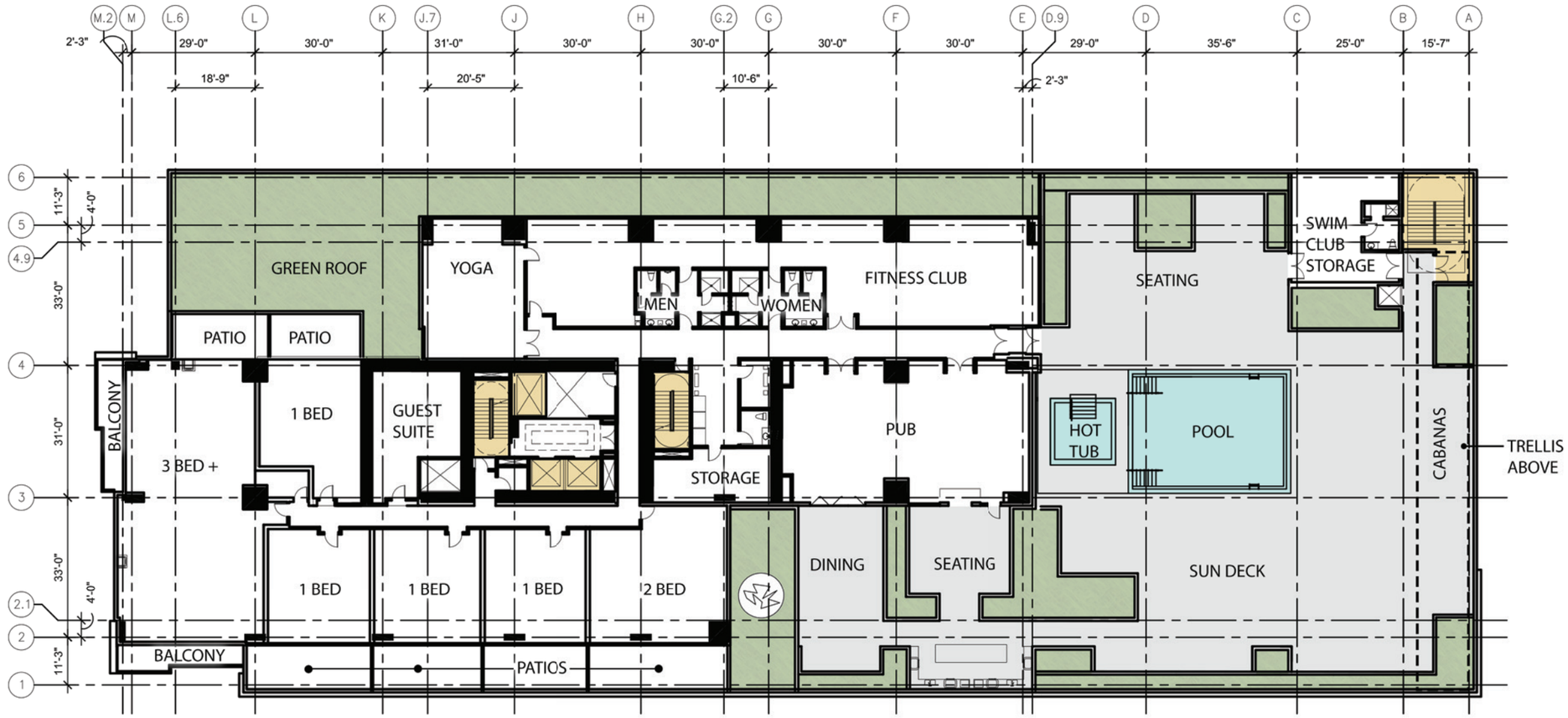

360 Nicollet | **Amenity Floor Plan - Level 6**

True North

Plan North

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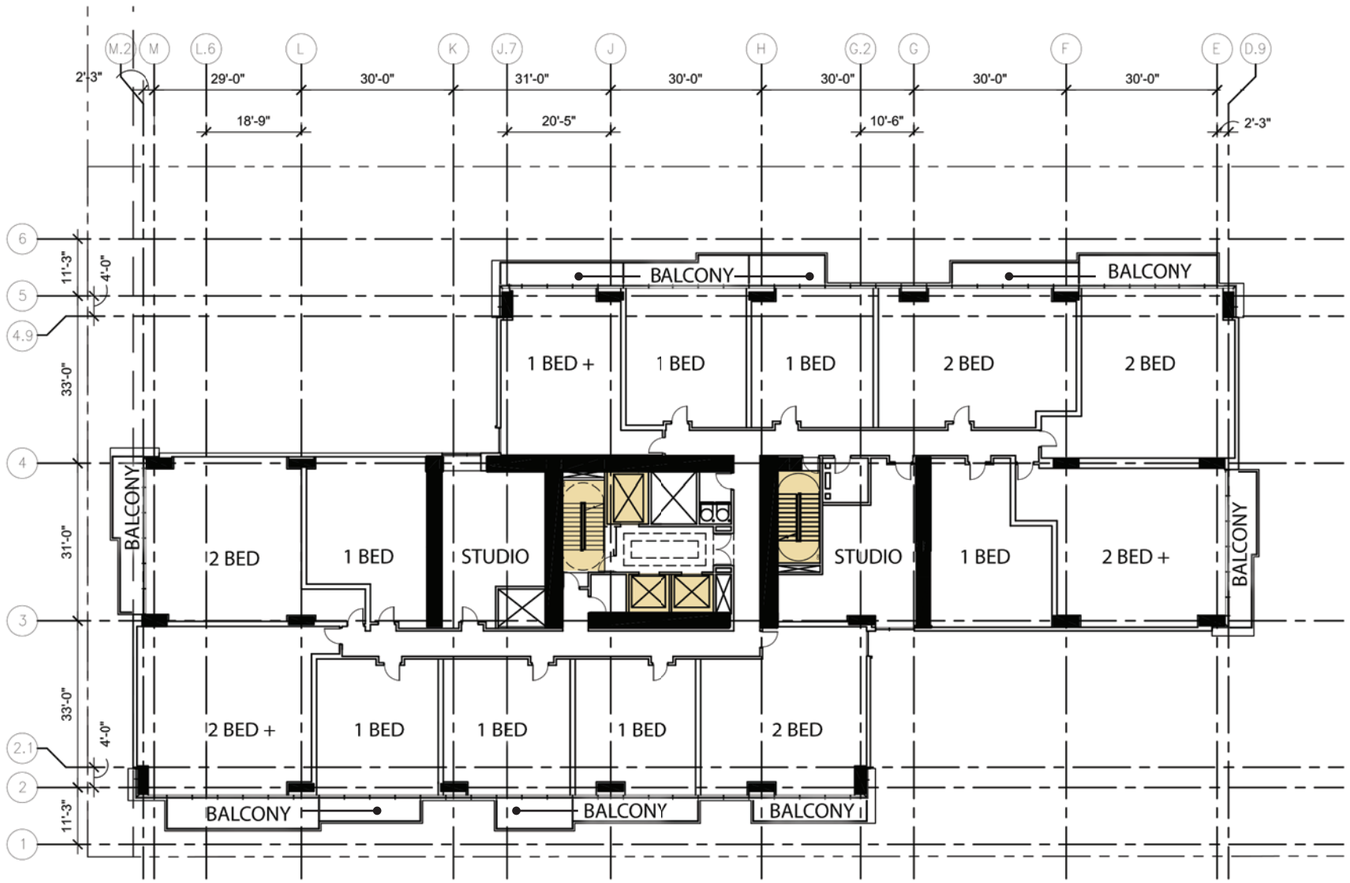

360 Nicollet | **Typical Floor Plan - Levels 7-26**

True North

Plan North

0 15 30 60

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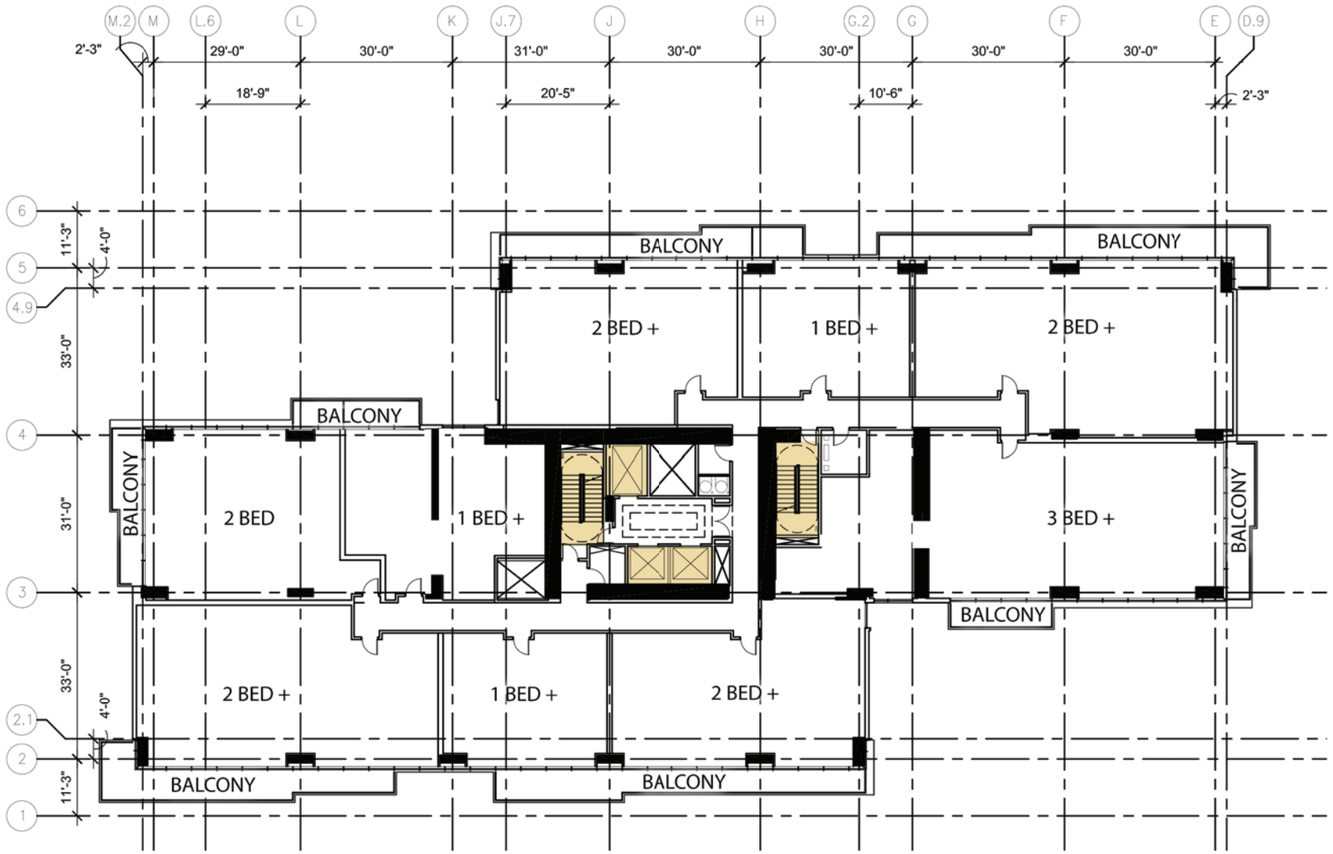

360 Nicollet | **Penthouse Floor Plan - Levels 27-30**

True North

Plan North

0 15 30 60

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360 Nicollet | **South Elevation [4th Street]**

0 20 40 80

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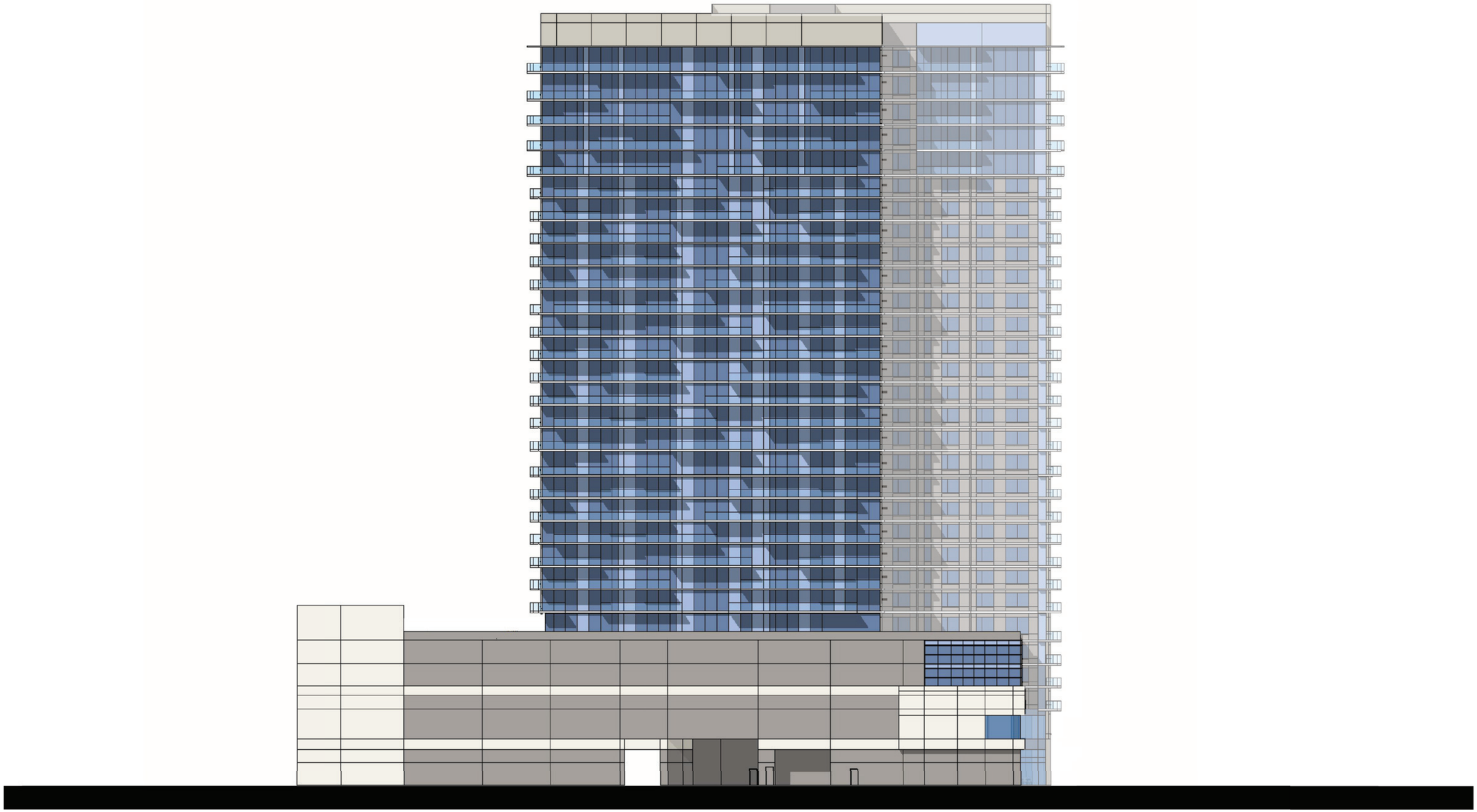

360 Nicollet | **North Elevation [Service Drive]**

0 20 40 80

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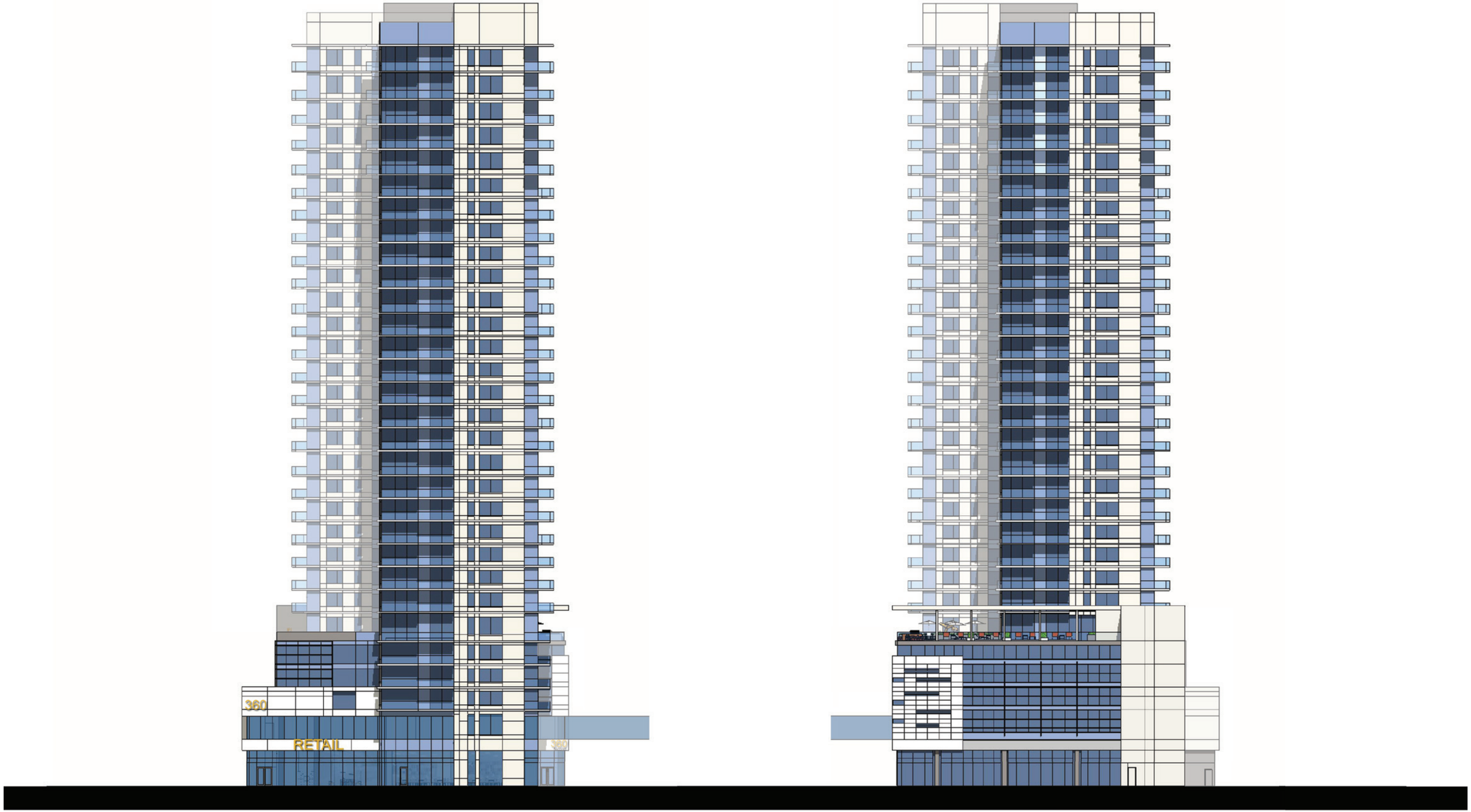

360 Nicollet | **West Elevation [Nicollet Mall] and East Elevation [Marquette Avenue]**

0 20 40 80

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360 Nicollet | **Concept Renderings**

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