Minneapolis
City of Lakes

CPED STAFF REPORT

Prepared for the City Planning Commission
CPC Agenda Item #9
October 19, 2015
BZZ-7417

LAND USE APPLICATION SUMMARY

Property Location: 521 4th Street South and 425 Portland Avenue

Project Name: Downtown East Phase III – Downtown East Commons

Prepared By: Hilary Dvorak, Principal Planner, (612) 673-2639

Applicant: Ryan Companies

Project Contact: Tony Barranco with Ryan Companies

Request: To construct a new park.

Required Applications:

Conditional Use Permit for a Planned Unit Development	For Phase III of a Planned Unit Development.
Site Plan Review	For a new park.

SITE DATA

Existing Zoning	B4S-2 Downtown Service District (west block) B4N Downtown Neighborhood District (east block) DP Downtown Parking Overlay District (both blocks)
Lot Area	182,712 square feet / 4.19 acres
Ward(s)	3 and 7
Neighborhood(s)	DMNA and Elliot Park
Designated Future Land Use	Commercial (west block) Mixed Use (east block)
Land Use Features	Growth Center (Downtown)
Small Area Plan(s)	*Historic Mills District Plan Update* (2001) *Downtown East/North Loop Master Plan* (2003)

Date Application Deemed Complete	September 25, 2015	**Date Extension Letter Sent**	Not applicable
End of 60-Day Decision Period	November 24, 2015	**End of 120-Day Decision Period**	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The property is located in downtown Minneapolis. The site is located on the eastern two-thirds of the block bounded by 3rd Street South, Portland Avenue, 4th Street South and Park Avenue and the block bounded by South 4th Street, Portland Avenue, 5th Avenue South, and Park Avenue. The eastern two-thirds of the block is currently being used for construction staging and on the western block the Star Tribune building was recently demolished.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is surrounded by office and commercial buildings, residential developments of varying densities, the US Bank Stadium and structured and surface parking lots. The site is located in the Downtown East neighborhood.

PROJECT DESCRIPTION. The third phase of the PUD involves the construction of a park. This is the park commonly referred to as The Downtown East Commons. The western block of the park would contain a pavilion that would include a café with indoor and outdoor seating, restrooms and storage/mechanical space. The pavilion would have a large shade structure that projects out from all sides of the building. The pavilion would sit on the edge of an approximately 10,000 square foot water plaza. The plaza would have a thin layer of water on it and in certain areas there would be interactive jets and bubblers. The water feature of the plaza can be turned off and the plaza can then be used as a multi-functional space during all seasons of the year. It is anticipated that in the winter the plaza could be converted into an ice skating rink. Also on this block of the park is a natural play area for children and the good lawn; an approximately 6,500 square foot open space for events.

The eastern block of the park would contain the great lawn; an approximately 50,000 square foot open space for events. Along the eastern edge of the great lawn there would be a park support building that would include office space for staff, storage for park equipment and rentals and restrooms. The park support building would have a large shade structure that projects out from the building covering areas that could accommodate a temporary stage.

Along the north end of both blocks there would be flexible program zones. There would be eight different zones edged by landscaping. Pathways would connect each zone to one another. Throughout the park there would be a variety of seating options, bicycle racks, trash and recycling receptacles and dog waste stations. There would also be a variety of light fixtures throughout the park of different heights and styles.

The western block is zoned B4S-2 Downtown Service District and the eastern block is zoned B4N Downtown Neighborhood District. Both blocks are located in the DP Downtown Parking Overlay District. In the B4S-2 and B4N zoning districts the minimum floor area ratio (FAR) is 2. In the B4S-2 zoning district the maximum FAR is 8 and there is no maximum FAR in the B4N zoning district. It has been determined by the Zoning Administrator that the principal use of the property is the park and that it would not be practical to subject this use to a minimum FAR. Given this, the minimum FAR does not apply.

RELATED APPROVALS. Ryan Companies is redeveloping five blocks on the east side of Downtown. Three of the blocks are bounded by South 3rd Street, 5th Avenue South, South 4th Street, and Chicago Avenue South and the two additional blocks are bounded by South 4th Street, 5th Avenue South, South 5th Street, and Park Avenue.

The development is being reviewed as a multi-phased Planned Unit Development. The first phase of the development is currently under construction. The first phase includes two mixed-use buildings including ground level and skyway level commercial space, residential units, enclosed loading and parking areas

and office space. The two buildings will be mirror images of one another and will be built between South 3rd Street, 5th Avenue South, South 4th Street and Park Avenue. This phase also includes an above ground parking garage located on the block between South 3rd Street, Park Avenue, South 4th Street and Chicago Avenue. There will be over 1,500 parking spaces in this garage. Skyways will connect the three new buildings to the existing Jerry Haaf parking garage, which connects to the extensive downtown skyway network, and the new Minnesota Multi-Purpose Stadium. The first phase also includes a residential development on the western one-third of the block bounded by South 4th Street, 5th Avenue South, South 5th Street and Portland Avenue. This phase of the development was approved in 2013.

The second phase of the development includes the construction of a Radisson Red Hotel on the northern portion of the block bounded by 3rd Street South, Portland Avenue, 4th Street South and Park Avenue. The hotel will be five-stories tall and will have 164 rooms. There will be a bar/restaurant and fitness space on the ground floor of the building that is affiliated with the hotel. There will be additional commercial space not associated with the hotel on the ground-floor. The applicant is proposing to have 13 parking spaces provided towards the south side of the building and would connect to the adjacent underground parking garage via a tunnel for access to an additional 19 parking spaces. This phase of the development was approved in 2015.

PUBLIC COMMENTS. No comment letters have been received in regards to this application. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT - PLANNED UNIT DEVELOPMENT

The Department of Community Planning and Economic Development has analyzed the application to allow for Phase III of a Planned Unit Development based on the following findings:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

   The establishment of Phase III of a PUD that includes a park will not be detrimental to or endanger the public health, safety, comfort or general welfare. The proposed development will create over four acres of parkland in Downtown Minneapolis. The park will provide both active and passive recreational opportunities for those who live, work and visit Downtown Minneapolis.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

   The establishment of Phase III of a PUD that includes a park will not be injurious to the use and enjoyment of other property in the vicinity or impede the normal or orderly development and improvement of surrounding property. Surrounding uses include office and commercial buildings, residential developments of varying densities, the US Bank Stadium and structured and surface parking lots. The proposed development will complement the existing uses in the area.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

   The Public Works Department has reviewed the preliminary plans and will review the final plans for compliance with standards related to access and circulation, drainage, and sewer/water connections.

The applicant will be required to continue to work closely with the Public Works Department, the Plan Review Section of CPED and the various utility companies during the duration of the development to ensure that all procedures are followed and that the development complies with all city and other applicable requirements. The applicant is aware that the final plans are expected to incorporate any applicable comments or modifications as required by the Public Works Department.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

There is no minimum parking requirement for any use in the B4S-2 or the B4N zoning districts. The applicant is not proposing to provide any off-street parking as part of the park development. There are several structured and surface parking lots in the surrounding area.

There is no loading space requirement for the development of a park.

The minimum bicycle parking requirement for the proposed park is four spaces. The applicant has indicated that there will be 36 bicycle parking spaces provided on the site and an additional 36 bicycle parking spaces provided in the right-of-way surrounding the site.

Being located in downtown Minneapolis, there are several transit options available for the uses of the park. The Metro Transit Blue (Hiawatha) Line and the Metro Transit Green (Central Corridor) Line is located within walking distance of the park. The Blue Line connects downtown Minneapolis to the Minneapolis-St. Paul International Airport and the Mall of America and the Green Line connects downtown Minneapolis to Downtown St. Paul. Both lines converge at the Downtown East Station which is located at Chicago Avenue South and 4th Street South. In addition to light rail, there are several Metro Transit bus routes in the immediate area and there are numerous Nice Ride Minnesota stations located near the site. There are also numerous on-street designated bike lanes in the area.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

The proposed development would be consistent with the following policies of *The Minneapolis Plan for Sustainable Growth*:

Open Space and Parks Policy 7.1: Promote the physical and mental health of residents and visitors by recognizing that safe outdoor amenities and spaces support exercise, play, relaxation and socializing.

7.1.1 Ensure that adjacent land uses contribute to the safety and ambiance of parks and open spaces.

7.1.2 Ensure safety in open spaces by encouraging Crime Prevention through Environmental Design strategies.

7.1.3 Provide safe pedestrian and bike routes to open spaces and parks.

7.1.4 Ensure open spaces provide peaceful, meditative, and relaxing areas as well as social, recreational, and exercise opportunities.

7.1.5 Provide equipment, programming, and other resources when possible that promote the physical and mental health of citizens.

7.1.8 Encourage the development of open spaces that provide amenities for year round use.

Open Space and Parks Policy 7.3: Maintain and improve the accessibility of open spaces and parks to all residents.

7.3.2 Encourage the development of a broad array of recreation facilities and opportunities in response to a diverse range of resident interests.

7.3.3 Support the development of additional publicly accessed open spaces in underserved areas.

7.3.5 Promote designs that ensure access to open space for people with a range of abilities.

7.3.6 Ensure that in all areas of the city people feel safe so that they are comfortable using parks and open spaces.

Open Space and Parks Policy 7.9: Work to develop high quality open spaces in Downtown.

7.9.1 Encourage the creation of new parks and plazas that are easily accessible by Downtown workforce and residents

7.9.2 Support the incremental greening of Downtown through the addition of more trees, plantings, and small open spaces.

7.9.4 Ensure that people feel safe in Downtown open spaces.

7.9.5 Encourage activity in Downtown parks and plazas seven days a week.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

If the requested land use applications are approved, the proposal will comply with all provisions of the B4S-2 Downtown Service District, the B4N Downtown Neighborhood District and the DP Downtown Parking Overlay District.

Findings Required for Planned Unit Developments:

A. The planned unit development conforms to the applicable standards for alternatives and amenities. All planned unit developments shall provide at least one amenity or a combination of amenities that total at least 10 points, beyond those required for any alternatives. For each alternative requested, amenities shall total at least five points.

Alternatives requested:

No alternatives are being requested as part of this phase of the PUD.

Points required for alternatives:

No points are required for this phase of the PUD.

Phasing plan.

Phase	Approval Date	Alternative	Amenity
Phase I	November 12, 2013	• Establishment of the PUD • Building height • On-premise signs	• LEED • Plaza • Energy Efficiency • Living wall system • Shared vehicle • Enhanced landscaping • Enhanced stormwater management • Recycling storage area
Phase II	July 20, 2015	• Not applicable	• Not applicable
Phase III	October 19, 2015	• Not applicable	• Not applicable

Amenities provided:

No amenities are required for this phase of the PUD.

B. The city planning commission may authorize additional uses, subject to the following standards:

Not applicable.

C. The planned unit development conforms to the required findings for a planned unit development:

1. That the planned unit development complies with all of the requirements and the intent and purpose of this chapter. In making such determination, the following shall be given primary consideration:

a) The character of the uses in the proposed planned unit development, including in the case of residential uses, the variety of housing types and their relationship to other site elements and to surrounding development.

The proposed development will create over four acres of parkland in Downtown Minneapolis. The park will provide both active and passive recreational opportunities for those who live, work and visit Downtown Minneapolis. Surrounding uses include office and commercial buildings, residential developments of varying densities, the US Bank Stadium and structured and surface parking lots. The proposed development will complement the existing uses in the area

b) The traffic generation characteristics of the proposed planned unit development in relation to street capacity, provision of vehicle access, parking and loading areas, pedestrian access, bicycle facilities and availability of transit alternatives.

Users of the park will arrive by many different means including automobiles, transit, bicycles and by foot. There will be no parking provided within the boundaries of the park but there are several structured and surface parking lots in the surrounding area for those who choose to drive. In addition, the park is within walking distance of both light rail transit lines, several bus routes and bicycle facilities.

c) The site amenities of the proposed planned unit development, including the location and functions of open space, the preservation or restoration of the natural environment or historic features, sustainability and urban design.

This phase of the PUD does not require that any amenities be provided.

d) *The appearance and compatibility of individual buildings and parking areas in the proposed planned unit development to other site elements and to surrounding development, including but not limited to building scale and massing, microclimate effects of the development, and protection of views and corridors.*

There will be two buildings located within the park: the pavilion and the park support building. Both of the buildings will be one story in height and will be clad in glass and metal. In addition, both buildings will have a shade structure that extends beyond the walls of the buildings themselves.

The pavilion will be located on the western block and will help anchor the water plaza. Within the pavilion there will be a café, restrooms and storage/mechanical space. The park support building will be located on the eastern block on the edge of the great lawn. Within the park support building there will be office space for staff, storage for park equipment and rentals and restrooms.

e) *An appropriate transition area shall be provided between the planned unit development and adjacent residential uses or residential zoning that considers landscaping, screening, access to light and air, building massing, and applicable policies of the comprehensive plan and adopted small area plans.*

The residential building that is being constructed as part of Phase I of the PUD on the western one-third of the block bounded by South 4th Street, 5th Avenue South, South 5th Street and Portland Avenue will share a common property line with the park. Along the far western edge of the park, adjacent to the shared property line, there will be dense landscaping and play mounds that will provide a buffer between the two uses.

f) *The relation of the proposed planned unit development to existing and proposed public facilities, including but not limited to provision for stormwater runoff and storage, and temporary and permanent erosion control.*

The Public Works Department has reviewed the preliminary plans and will review the final plans for compliance with standards related to stormwater runoff and storage and temporary and permanent erosion control. The applicant will be required to continue to work closely with the Public Works Department, the Plan Review Section of CPED and the various utility companies during the duration of the development to ensure that all procedures are followed and that the development complies with all city and other applicable requirements.

g) *The consideration, where possible, of sustainable building practices during the construction phases and the use of deconstruction services and recycling of materials for the demolition phase.*

During demolition and construction phases the applicant will contract with a waste removal company that has off site sorting and recycling operations.

2. *That the planned unit development complies with all of the applicable requirements contained in Chapter 598, Land Subdivision Regulations.*

The site was platted as part of the first phase of the PUD.

SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required findings and applicable standards in the site plan review chapter:

1. Conformance to all applicable standards of Chapter 530, Site Plan Review.

Building Placement and Design – ***Requires alternative compliance***

- Both of the buildings will reinforce the street walls to which they are adjacent, provide natural surveillance and facilitate pedestrian access and circulation.
- The pavilion will be set back between six-and-a-half and 41 feet from Portland Avenue and the park support building will be set back between one and eight-and-a-half feet from Park Avenue. Alternative compliance is needed.
- The area between the pavilion and the front property line will contain decorative pavement for increased sidewalk width and the area between the park support building and the front property line will contain landscaping.
- There are two principal entrances to the pavilion. One faces Portland Avenue and the other faces the water plaza. The principal entrance to the park support building faces the interior of the site. Alternative compliance is needed.
- There will be no parking provided within the boundaries of the park.
- There are no areas of the pavilion that are over 25 feet in length and void of windows, entries, recesses or projections, or other architectural elements. However, there are areas on the west and east sides of the park support building that are over 25 feet in length and void of windows, entries, recesses or projections, or other architectural elements. Alternative compliance is needed.
- The exterior materials of both buildings include glass and metal. All sides of both buildings are compatible with one another.
- Plain face concrete block is not being proposed as an exterior building material.
- The windows in both buildings are vertical in nature. On the pavilion the windows are concentrated on the southerly portion of the building and on the park support building the windows are concentrated in the middle of the building on both the west and east sides. The required minimum window percentage is being met on the pavilion building but not on the park support building. See Table 1. Alternative compliance is needed.
- Seventy percent of the pavilion building facing Portland Avenue contains active functions and 42 percent of the park support building facing Park Avenue contains active functions. Alternative compliance is needed.
- Both of the proposed buildings will have a flat roof which is the predominate roof type in the area.

Table 1. Percentage of Windows Required for Elevations Facing a Public Street, Sidewalk, Pathway, or On-Site Parking

	Code Requirement		Proposed	
Pavilion				
1st Floor facing Portland Avenue	30% minimum	101 sq. ft.	67%	224 sq. ft.
Park Support Building				
1st Floor facing Park Avenue	30% minimum	149 sq. ft.	19%	92 sq. ft.

Access and Circulation – ***Meets requirements***

- There are walkways of at least four feet in width that connect the building entrances to the public sidewalks. The pathways that run through the park lead to the buildings regardless of what street you enter from.
- There are no transit shelters proposed as part of this development.
- There will be no parking provided within the boundaries of the park.
- There are no public alleys located on either of the two blocks associated with this development.

- There is no maximum impervious surface requirement in the B4S-2 or B4N zoning districts. According to the materials submitted by the applicant 42 percent of the site will be impervious.

Landscaping and Screening – ***Meets requirements***

- The zoning code requires that at least 20 percent of the site not occupied by the building be landscaped. The lot area of the site is 182,712 square feet. The footprint of the buildings is 2,300 square feet. When you subtract the footprint from the lot size the resulting number is 180,412 square feet. Twenty percent of this number is 36,082 square feet. According to the applicant's landscaping plan there will be 105,885 square feet of landscaping on the site or approximately 59 percent of the site not occupied by the building.
- The zoning code requires at least 1 canopy tree for each 500 square feet of required green space and at least 1 shrub for each 100 square feet of required green space be planted on the site. The tree and shrub requirement for this site is 73 and 361 respectively. The applicant is providing a total of 83 canopy trees and 13,460 shrubs, perennials and grasses on the site. In addition, the applicant is proposing to provide a total of 19 evergreen trees and 32 ornamental trees on the site. The applicant is also proposing to provide 67 trees in the right-of-way.

Table 2. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	182,712 sq. ft.
Building footprint	--	2,300 sq. ft.
Remaining Lot Area	--	180,412 sq. ft.
Landscaping Required	36,082 sq. ft.	105,885 sq. ft.
Canopy Trees (1: 500 sq. ft.)	73 trees	83 trees
Shrubs (1: 100 sq. ft.)	361 shrubs	13,460 shrubs, perennials and grasses

Additional Standards – ***Meets requirements***

- There will be no parking provided within the boundaries of the park.
- The proposed buildings will not block views of any landmark buildings, significant open spaces or water bodies.
- The proposed buildings will cast minimal shadows on the park itself.
- The proposed buildings will not generate significant wind currents.
- The site plan complies with crime prevention design elements. The organization of the site, including the buildings, the landscaping and the walkways, allows views into and out of the park from the public right-of-way. The site layout also guides people into and out of the interior of the park. In addition, there are a variety of light fixtures of varying heights throughout the park that provide ample lighting levels.
- This site is neither historically designated nor located in a historic district.

2. Conformance with all applicable regulations of the zoning ordinance.

The proposed use is *permitted* in both the B4S-2 Downtown Service District and the B4N Downtown Neighborhood District.

Off-street Parking and Loading – ***Meets requirements***

Table 3. Vehicle Parking Requirements Per Use (Chapter 541)

	Minimum Vehicle Parking	Applicable Reductions	Total Minimum Requirement	Maximum Parking Allowed	Proposed
Park	0	--	0	2	0
Total	**0**	**--**	**0**	**2**	**0**

Table 4. Bicycle Parking and Loading Requirements (Chapter 541)

	Minimum Bicycle Parking	Minimum Short-Term	Minimum Long-Term	Proposed	Loading Requirement	Proposed
Park	4	Not less than 50%	--	36 on site 36 in ROW	0	0
Total	**4**	**2**	**--**	**72**	**0**	**0**

Building Bulk and Height – ***Meets requirements***

- The western block is zoned B4S-2 Downtown Service District and the eastern block is zoned B4N Downtown Neighborhood District. Both blocks are located in the DP Downtown Parking Overlay District. In the B4S-2 and B4N zoning districts the minimum floor area ratio (FAR) is 2. In the B4S-2 zoning district the maximum FAR is 8 and there is no maximum FAR in the B4N zoning district. It has been determined by the Zoning Administrator that the principal use of the property is the park and that it would not be practical to subject this use to a minimum FAR. Given this, the minimum FAR does not apply.

Table 5. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	182,712 sq. ft. / 4.19 acres
Gross Floor Area (GFA)	--	2,300 sq. ft. total
Minimum Floor Area Ratio (GFA/Lot Area)	Not applicable	.01
Maximum Floor Area Ratio (GFA/Lot Area)	8.0 in B4S-2 No Maximum FAR in B4N	.01
Maximum Building Height	None in B4S-2 10 stories or 140 ft. in B4N	1 story or 15 ft. Pavilion 1 story or 12.5 feet Park Support Building

Lot Requirements – ***Meets requirements***

Table 5. Lot Requirements Summary

	Code Requirement	Proposed
Dwelling Units (DU)	--	0 DUs
Density (DU/acre)	--	0 DU/acre
Minimum Lot Area	1 acre	4.19 acres
Maximum Impervious Surface Area	Not applicable	Not applicable
Maximum Lot Coverage	Not applicable	Not applicable
Minimum Lot Width	Not applicable	Not applicable

Yard Requirements – ***Meets requirements***

- There are no applicable setback requirements for this development.

Signs – ***Not applicable***

- Signs are subject to the requirements of Chapter 543, On-Premise Signs. In the B4S-2 and the B4N zoning districts there can be two-and-a-half square feet of signage for every one linear foot of primary building wall. Wall signs are limited to 120 square feet in size. Projecting signs are limited to 48 square feet in size. The height limitation for both wall signs and projecting signs is 28 feet. Freestanding monument signs are limited to 32 square feet in size and can be no taller than 8 feet. However, a freestanding monument sign shall not be allowed if the amount of signage exceeds two-and-a-half square feet of signage for every one foot of primary building wall. The zoning code limits the number of freestanding signs on a zoning lot to one.
- At this time the applicant is not proposing any signage.

Screening of Mechanical Equipment – ***Meets requirements***

- No mechanical equipment is shown above ground. However, if this changes CPED is recommending that the mechanical equipment be screened per the requirements of Chapter 535, Regulations of General Applicability.

Refuse Screening – ***Meets requirements***

- Given the nature of the use there are 22 trash receptacles located throughout the park. They will be decorative in nature. Refuse that is generated by the café will be kept within the building until it is picked up.

Lighting – ***Meets requirements with Conditions of Approval***

- A lighting plan showing footcandles was not submitted as part of the application materials. CPED is recommending that the final lighting plan conform to the standards of Chapter 535, Regulations of General Applicability.

Fences – ***Not applicable***

- There are no fences proposed to be located within the boundaries of the park or around the perimeter.

Specific Development Standards – ***Meets requirements***

- Parks are not subject to specific development standards. PUD's are required to conform to the standards of Chapter 527, Planned Unit Development.

DP Downtown Parking Overlay District Standards – ***Meets requirements***

- There will be no parking provided within the boundaries of the park.

3. Conformance with the applicable policies of *The Minneapolis Plan for Sustainable Growth.*

The Minneapolis Plan for Sustainable Growth identifies the site as Commercial (west block) and Mixed Use (east block) on the future land use map. The proposed development is consistent with the following principles and policies outlined in the comprehensive plan:

Urban Design Policy 10.2: Integrate pedestrian scale design features into Downtown site and building designs and infrastructure improvements.

10.2.1 The ground floor of buildings should be occupied by active uses with direct connections to the sidewalk.

10.2.2 The street level of buildings should have windows to allow for clear views into and out of the building.

10.2.3 Ensure that buildings incorporate design elements that eliminate long stretches of blank, inactive building walls such as windows, green walls, architectural details, and murals.

10.2.4 Integrate components in building designs that offer protection to pedestrians, such as awnings and canopies, as a means to encourage pedestrian activity along the street.

10.2.6 Arrange buildings within a site in order to minimize the generation of wind currents at ground level.

10.2.7 Locate buildings so that shadowing on public spaces and adjacent properties is minimized.

10.2.8 Coordinate site designs and public right-of-way improvements to provide adequate sidewalk space for pedestrian movement, street trees, landscaping, street furniture, sidewalk cafes and other elements of active pedestrian areas.

Urban Design Policy 10.14: Encourage development that provides functional and attractive gathering spaces.

10.14.1 Increase resident access to and use of facilities and meeting spaces in parks, libraries, schools, and not-for-profit institutions and places of worship.

10.14.3 Encourage the creation of new parks and plazas.

Urban Design Policy 10.16: Design streets and sidewalks to ensure safety, pedestrian comfort and aesthetic appeal.

10.16.1 Encourage wider sidewalks in commercial nodes, activity centers, along community and commercial corridors and in growth centers such as Downtown and the University of Minnesota.

10.16.2 Provide streetscape amenities, including street furniture, trees, and landscaping, that buffer pedestrians from auto traffic, parking areas, and winter elements.

10.16.3 Integrate placement of street furniture and fixtures, including landscaping and lighting, to serve a function and not obstruct pedestrian pathways and pedestrian flows.

10.16.4 Employ pedestrian-friendly features along streets, including street trees and landscaped boulevards that add interest and beauty while also managing storm water, appropriate lane widths, raised intersections, and high-visibility crosswalks.

Urban Design Policy 10.17: Provide sufficient lighting to reflect community character, provide a comfortable environment in a northern city and promote environmentally friendly lighting systems.

10.17.1 Provide high-quality lighting fixture designs that are appropriate to street types and land use, and that provide pedestrian friendly illumination, but minimize glare and dark sky conditions, and other unnecessary light pollution.

10.17.3 Encourage pedestrian scale lighting throughout neighborhoods as well as in areas such as waterfronts, pathways, parks and plazas, and designated historic districts.

10.17.4 Ensure that all site lighting requirements and directional signs have appropriate illumination levels to comply with zoning and industry illumination standards.

10.17.5 Integrate exterior building lighting design to attune with building designs and landscaping.

10.17.6 Provide sufficient lighting for better way-finding and safe circulation within and around a development.

10.17.7 Encourage additional pedestrian-scale, exterior lighting in growth centers, activity centers, commercial nodes, pedestrian overlay districts and transit station areas.

Urban Design Policy 10.19: Landscaping is encouraged in order to complement the scale of the site and its surroundings, enhance the built environment, create and define public and private spaces, buffer and screen, incorporate crime prevention principles, and provide shade, aesthetic appeal, and environmental benefits.

10.19.1 In general, larger, well-placed, contiguous planting areas that create and define public and private spaces shall be preferred to smaller, disconnected areas.

10.19.2 Plant and tree types should complement the surrounding area and should include a variety of species throughout the site that include seasonal interest. Species should be indigenous or proven adaptable to the local climate and should not be invasive on native species.

10.19.3 Landscaped areas should include plant and tree types that address ecological function, including the interception and filtration of stormwater, reduction of the urban heat island effect, and preservation and restoration of natural amenities.

10.19.4 Landscaped areas should be maintained in accordance with Crime Prevention Through Environmental Design (CPTED) principles, to allow views into and out of the site, to preserve view corridors and to maintain sight lines at vehicular and pedestrian intersections.

10.19.5 Landscaping plans should be designed to facilitate future maintenance including the consideration of irrigation systems, drought and salt-resistant species, ongoing performance of storm water treatment practices, snow storage, access to sun, proximity to buildings, paved surfaces and overhead utilities.

10.19.6 Green roofs, living walls, and porous pavement are encouraged but are not meant to be a substitute for ground-level landscaping of sites as landscaping provides both a natural amenity and aesthetic beauty to the urban landscape.

10.19.7 Boulevard landscaping and improvements, in accordance with applicable city polices, are encouraged.

Urban Design Policy 10.23 Promote climate-sensitive design principles to make the winter environment safe, comfortable and enjoyable.

10.23.1 Consider solar access, shelter from wind and snow storage and removal in site design.

10.23.2 Locate pedestrian places on the sunny sides of streets and buildings to shelter from the wind and utilize the sun's warmth.

10.23.3 Consider building context, placement, and height to manage wind speeds.

10.23.5 Utilize pedestrian lighting, seasonal lighting, and furniture to increase comfort and safety so that streets become places for people.

10.23.6 Encourage street tree plantings to reduce wind speed and provide separation between pedestrians and cars.

4. Conformance with applicable development plans or objectives adopted by the City Council.

The site is also located within the boundaries of the *Historic Mills District Master Plan Update* (2001) and the *Downtown East/North Loop Master Plan* (2003). The *Historic Mills District Master Plan Update* calls for mixed-use on the western block. The master plan did not contemplate the demolition of the Star Tribune building located on the eastern block so there is no future land use recommendation for this site. The *Downtown East/North Loop Master Plan* calls for office development on the two blocks. Both of the plans call for green space on the west side of Portland Avenue stretching from Washington Avenue to 7th Street South. While neither of the plans contemplated having a park on these two blocks the use is not in conflict with the City's goals of adding more greenspace in downtown Minneapolis.

5. Alternative compliance.

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that the project meets one of three criteria required for alternative compliance. Alternative compliance is requested for the following requirements:

- **Building Placement.** The pavilion will be set back between six-and-a-half and 41 feet from Portland Avenue and the park support building will be set back between one and eight-and-a-half feet from Park Avenue. The pavilion has been designed in the shape of an oval and the park support building is curved. Given the design of each building there are portions of both that are located more than eight feet from the property line along Portland Avenue and Park Avenue. CPED is recommending that the City Planning Commission grant alternative compliance.
- **Building Entrance.** The principal entrance to the park support building faces the interior of the site. Within the park support building there is office space for staff, storage for park equipment and rentals and restrooms. Given the function of the building it makes sense to have the principal entrance facing the park itself. There is a large window in the office portion of the building that provides views to Park Avenue. CPED is recommending that the City Planning Commission grant alternative compliance.
- **Blank Walls.** There are areas on the west and east sides of the park support building that are over 25 feet in length and void of windows, entries, recesses or projections, or other architectural elements. CPED is recommending that alternative compliance not be granted. The building does

not meet the window requirement on the Park Avenue side of the building. In order to meet the blank wall requirement and to come closer to meeting the window requirement CPED is recommending that additional windows be added to both the west and east sides of the park support building.

- **Distribution of Windows (Pavilion).** On the pavilion the windows are concentrated on the southerly portion of the building. The pavilion is shaped like an oval. On one end of the building are the restrooms, the mechanical room and the food preparation area for the café. On the other end of the pavilion is the seating area for the café. CPED is recommending that windows be added near the north entry and to the food preparation area that are of a similar size as the rest of the windows in the building.
- **Distribution of Windows (Park Support Building).** On the park support building the windows are concentrated in the middle of the building on both the west and east sides. The building does not meet the window requirement on the Park Avenue side of the building. In addition, there are areas on the west and east sides of the park support building that are over 25 feet in length and blank. CPED is recommending that additional windows be added to both the west and east sides of the park support building that are of a similar size as the rest of the windows in the building.
- **Amount of Windows.** The 30 percent minimum window requirement is not being met on the park support building facing Park Avenue. There are a total of 19 percent windows being provided. CPED is recommending that alternative compliance be partially granted. There are areas on the west and east sides of the park support building that are over 25 feet in length and blank and the windows are not evenly distributed along the building walls. Given this, CPED is recommending that there be 25 percent windows on the Park Avenue side of the building.
- **Active Functions.** Forty-two percent of the park support building facing Park Avenue contains active functions. Within the park support building there is office space for staff, storage for park equipment and rentals and restrooms. Given the overall function of the park support building CPED is recommending that the City Planning Commission grant alternative compliance.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Ryan Companies for the properties located at 521 4th Street South and 425 Portland Avenue:

A. Conditional Use Permit for a Planned Unit Development.

Recommended motion: **Approve** the application for Phase III of a Planned Unit Development, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

B. Site Plan Review for a new park.

Recommended motion: **Approve** the application for a new park, subject to the following conditions:

1. Approval of the final site plan, landscaping plan, elevations and lighting plan by the Department of Community Planning and Economic Development.

2. All site improvements shall be completed by October 19, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. All mechanical equipment shall be screened as required by the standards of Chapter 535, Regulations of General Applicability.
4. The final lighting plan shall conform to the standards of Chapter 535, Regulations of General Applicability.
5. Windows shall be added near the north entry and to the food preparation area that are of a similar size as the rest of the windows in the pavilion.
6. So there are no building walls over 25 feet in length and blank, additional windows shall be added to both the west and east sides of the park support building that are of a similar size as the rest of the windows in the building.
7. There shall be 25 percent windows on the Park Avenue side of the park support building.

ATTACHMENTS

1. Project description and findings submitted by applicant
2. ROW design explanation submitted by applicant
3. CUP findings
4. Alternative compliance request
5. Zoning map
6. Plans and drawings
7. Correspondence

September 18, 2015

Downtown East Commons- CPC Submittal
Project Description

The Commons will be compelling, memorable, a destination for all, and an open space amenity for generations to come. It is a welcoming and inclusive civic landscape, balancing active programming and events with opportunities for respite. Key design features include a great lawn and good lawn; program and garden zones; native Minnesota prairie/woodlands; a natural landscape that encourages children to explore and play; an iconic water plaza and pavilion; a park support building; and vibrant, treed promenades. Together, these features provide a flexible framework, within which diverse program and uses can evolve.

A sweeping oval lawn is the central feature of the eastern block, accommodating both large events as well as everyday pick-up games and activities. Low berms with sculptural terraced seating wrap along the lawn edges, oriented with views towards a temporary stage plaza. Framing the edge of the plaza, the park support building and graceful canopy will be a key node for the robust programming that will activate the Commons through all seasons. Flexible program zones extend along the entire northern edge of the Commons, hosting a diversity of uses, and framed by vibrant urban gardens. During the summer, these spaces are activated by moveable tables and chairs; kids play; and other potential programming such as bocce and ping pong. During the winter, these same spaces can be transformed through potential programming such as winter markets; curling; winter playgrounds; food vendors and fire pits; and temporary art installations.

On the western block, the evocative water plaza and pavilion form the iconic heart of the Commons. The elliptical pavilion perches on the edge of the curvilinear stone plaza, appearing to levitate on a scrim of water that slides under the pavilion's broad canopy, uniquely integrating water, light, and people. This smooth sheet of water is enlivened with areas of interactive jets and bubblers, a cooling summer experience for users of all ages. When the water fountain is turned off, the plaza transforms into a multi-use space for seasonal events and activities, including a temporary ice rink in the winter. Benches and hedges run along the sinuous southern edge of the plaza, woven between rolling hills, encouraging active and creative children's play. The southwestern corner of the Commons is an oasis within the city, planted with diverse native Minnesota prairie and woodland species and offering opportunity for respite along winding pathways. The smaller good lawn is tucked within this rich vegetation, a more intimate open space for gatherings and events.

Strong urban connections are emphasized in all directions, reaching out to the city and to the river. Promenades with robust streetscape canopies extend along both 4th Street and 5th Street, and pedestrian flow along and across Portland Avenue and Park Avenue is enhanced. Interactive public art and lighting further animate the Commons, through both fixed features and temporary installations. Sustainable strategies, such as on-site stormwater management and innovative programming, are incorporated throughout the design, offering a vision for an enduring open space that provides the city with a dynamic, all-season destination.

The project will require the following land use applications:

- Site Plan Review for the proposed buildings within the Commons
- Amendment of the previously approved Downtown East Planned Unit Development (PUD)

September 24, 2015

Downtown East Commons- CPC Submittal
Written explanation of the future process to allow for improvements (non-standard paving materials, plantings, furniture) in public right of way

The Commons Project Team is coordinating with a team from Minneapolis Public Works (which consists of leadership and staff from all applicable division of Public Works) regarding the improvements in the public right of way that are shown in the City Planning Commission Land Use Application materials dated September 8, 2015. Topics of coordination include the implementation of the Downtown East Pedestrian Augmentation Study (which envisions, among other elements, intersection pedestrian bump outs at road intersections, and the reduction of vehicle travel lanes on Portland Avenue), the location, material, and method of making improvements in the public rights of way adjacent to the Commons. The right of way improvements identified in the materials included in this application are subject to change as part of the ongoing coordination. The Public Works team is coordinating with applicable outside utilities in the project area as well as acting as a liaison with Hennepin County with regard to their interests in Portland & Park Avenues, which are county owned roads.

Currently, the Commons and Public Works project teams envision that improvements in the public rights of way will be implemented through encroachment permits.

Downtown East Commons

September 8, 2015

Findings for the Conditional Use Permit and Planned Unit Development

Conditional Use Permit Findings

1. *The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

   The Downtown East project is a planned unit development that includes approximately 1.5 million square feet of office space, approximately 20,000 square feet of commercial space, 203 dwelling units, a principal parking facility and a 4.2 acre public park. Redevelopment of the five blocks will significantly transform the east side of downtown. The physical development replaces currently underutilized office and warehouse buildings and surface parking lots.

   The 4.2 acre park was approved as part of the previously approved PUD; the proposed design for Commons animates the previously approved grass open space with a variety of features and elements that will serve residents, employees and visitors. The Commons will be beneficial for public health, safety, comfort and the general welfare of nearby residents, employees, businesses and visitors.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.*

   The Downtown East project is a planned unit development that includes approximately 1.5 million square feet of office space, approximately 20,000 square feet of commercial space, 203 dwelling units, a principal parking facility and a 4.2 acre public park will not be injurious to the use and enjoyment of other property in the vicinity or impede the normal or orderly development and improvement of surrounding property.

   The proposed design for the Commons will further help improve the area by creating an asset that will make the area more attractive for residences, employees, businesses and visitors.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

   The project team is working closely with CPED, the Public Works Department and the various utility companies during the duration of the development to ensure that all procedures are followed in order to comply with City and other applicable requirements.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

   The traffic study done as part of the AUAR for the minimum and maximum scenarios confirms that traffic congestion on public streets will be acceptable with appropriate mitigation measures.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

   The overall Planned Unit Development is consistent with the general land use, housing, economic development, open space and parks and urban design policies of the comprehensive plan.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

   The project conforms to the applicable regulations.

<u>Planned Unit Development Findings</u>

1. *That the planned unit development complies with all of the requirements and the intent and purpose of this chapter. In making such determination, the following shall be given primary consideration:*

   a. *The character of the uses in the proposed planned unit development, including in the case of residential uses, the variety of housing types and their relationship to other site elements and to surrounding development.*

      The 4.2 acre park was approved as part of the previously approve PUD; the proposed design for Commons animates the previously approved grass open space with a variety of features and elements that will serve residents, employees and visitors. The Commons will be beneficial for public health, safety, comfort and the general welfare of nearby residents, employees, businesses and visitors. Its various design features provide places for residents of all ages and nearby employees to find respite and activity in a public open space. The design can also accommodate civic events from large scale concerts and festival to markets and small shows.

   b. *The traffic generation characteristics of the proposed planned unit development in relation to street capacity, provision of vehicle access, parking and loading areas, pedestrian access, bicycle facilities and availability of transit alternatives*.

The traffic study done as part of the AUAR for the minimum and maximum scenarios confirms that traffic congestion on public streets will be acceptable with appropriate mitigation measures. Additionally, the design for the Commons implements the Downtown East Pedestrian Augmentation Plan created by Public Works, which results in an improved pedestrian environment, reduced vehicle lanes along Portland & Park Avenues and new and improved bicycle facilities along 5th Street and Portland Avenue. The promenades along 4th and 5th Streets provide a wider and more heavily vegetated pedestrian area along the edges of the Commons.

c. *The site amenities of the proposed planned unit development, including the location and functions of open space, the preservation or restoration of the natural environment or historic features, sustainability and urban design*.

The design of the Commons transitions in transect from East to West. The East side contains with its Great Lawn is designed to support large civic events and complements uses in the US Bank Stadium. As you move west, the space becomes less programmed and offers more intimate spaces and more opportunity for respite.

d. *The appearance and compatibility of individual buildings and parking areas in the proposed planned unit development to other site elements and to surrounding development, including but not limited to building scale and massing, microclimate effects of the development, and protection of views and corridors.*

The Commons has two buildings: the pavilion and park support building. The pavilion is located at the SW corner of Portland and 4th Streets. It anchors the water plaza and reinforces the activity along 4th Street. The park support building anchors the great lawn and provides for focal point that is complementary with the US Bank Stadium. It additionally provides screening for the Commons from the Downtown East LRT station parking entrance and exit.

e. *An appropriate transition area shall be provided between the planned unit development and adjacent residential uses or residential zoning that considers landscaping, screening, access to light and air, building massing, and applicable policies of the comprehensive plan and adopted small area plans.*

The design for the Commons provides for a transition between the adjacent 5th Avenue Residential building and the Commons. On its north edge, along 4th street, it provides for a space for outdoor seating for the adjacent commercial use. As you move south, the Minnesota prairie/woodlands provides for a quieter, more reflective program that helps provide a transition to the adjacent residents.

f. The relation of the proposed planned unit development to existing and proposed public facilities, including but not limited to provision for stormwater runoff and storage, and temporary and permanent erosion control.

The Commons includes a series of onsite stormwater infiltration areas that meet City requirements for management of stormwater.

g. The consideration, where possible, of sustainable building practices during the construction phases and the use of deconstruction services and recycling of materials for the demolition phase.

The 4.2 acre park was approved as part of the previously approved PUD; the proposed design for Commons animates the previously approved grass open space. The findings for the previously approved PUD it was stated that "the applicant will contract with a waste removal company that has off site sorting and recycling operations." This remains in place.

September 28, 2015

Downtown East Commons- CPC Submittal
Request for Alternative Compliance toward meeting the window percentage and length of an uninterrupted wall requirements of section 530.120 of the Zoning Code for the Park Street facing façade of the Support Pavilion.

- The Zoning Code requires that 30% of the street facing façade of any building facing a public street be windows. The proposed Park Street façade of the Support Pavilion has 20% windows.

- The Zoning Code requires that uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty-five (25) feet in length. The Support Pavilion has a 37 foot long uninterrupted building wall along Park Street.

The Support Pavilion has four programmatic roles for the Commons:

- Provide permanent restroom support for the Commons and in particular the adjacent Kid's Play Zone and Splash pad
- Provide office space for onsite staff
- Provide storage space to support the Commons and in particular the program zones
- Provide needed mechanical space to support the Commons

The design and location of the Support Pavilion building anchors the Great Lawn by providing a focal point at the elevation of the Great Lawn, while raising the viewers eye upward toward the US Bank Stadium rather than at the ingress/egress to the Downtown East LRT Plaza parking garage which is located across Park Street. Additionally, in the evening and night the building screens the Great Lawn from the headlights of cars leaving the parking ramp. The curvilinear design of the Support Pavilion and attached canopy reinforces the elliptical shape of the Great Lawn.

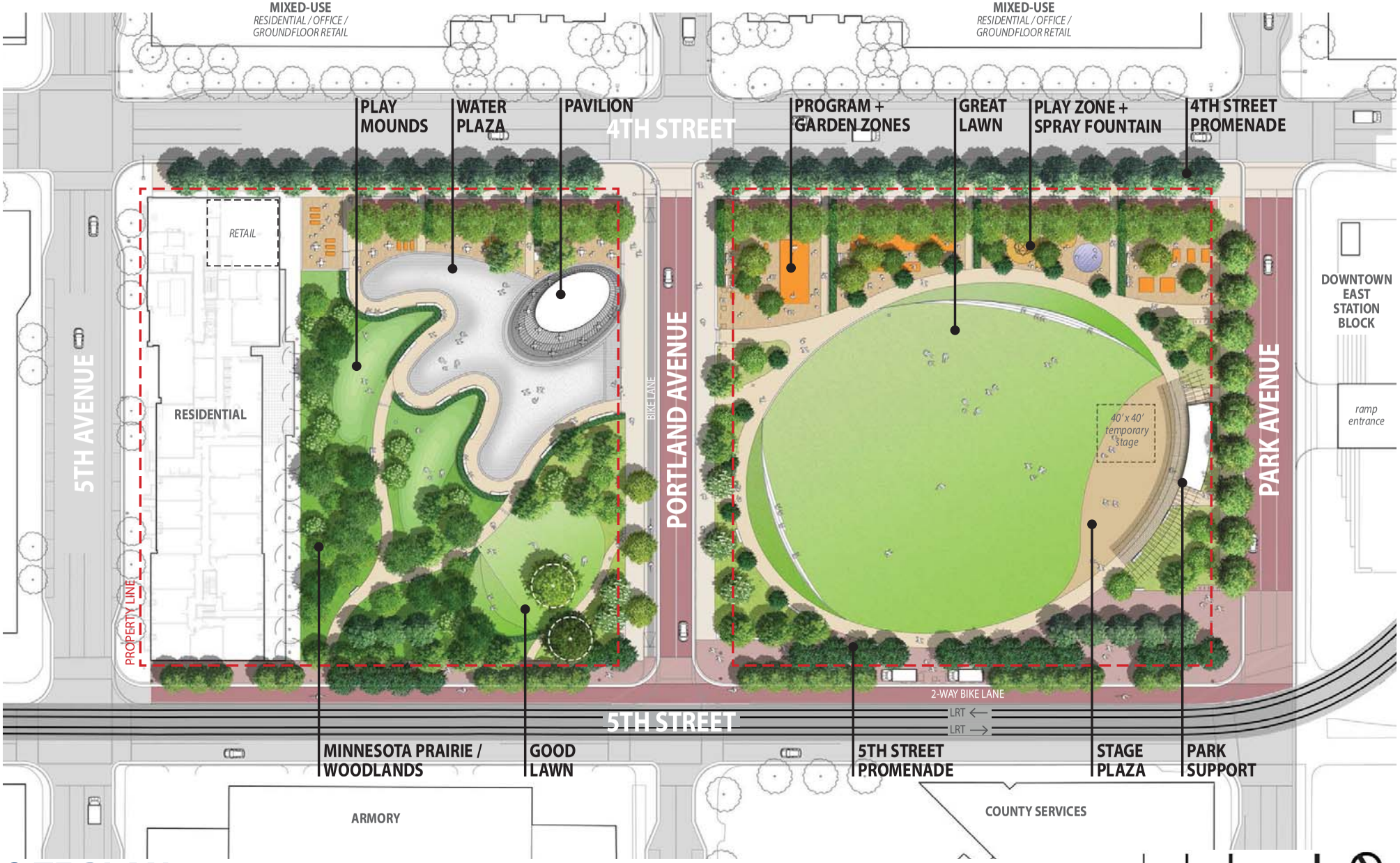
The design of the Support Pavilion evolved from the time the Planning Commission reviewed the August 20, 2015 Committee of Whole submittal. The locations of the bathrooms and the office space have swapped, which allows for Commons support staff to have easier access to the storage area where equipment for the program rooms may be stored and checked out to the public. In addition, the demands on the storage and mechanical space have grown making it more challenging to provide windows into the space. The windows proposed in the bathrooms have been removed as well.

The result of these revisions is a design that integrates a large span of glazing on both sides of the designated office area. The symmetrical placement of glazing from floor to ceiling allows full transparency through the Support Pavilion. This uninhibited visibility effectively splits the whole length of the building into two smaller entities, creating a more intimate sense of scale on the site. Evergreen hedges line the lower portion of the building façade facing Park Avenue. Located on either side of the full-length glazing, this landscape feature frames the office, creating visual interest along the lower portion of the building.

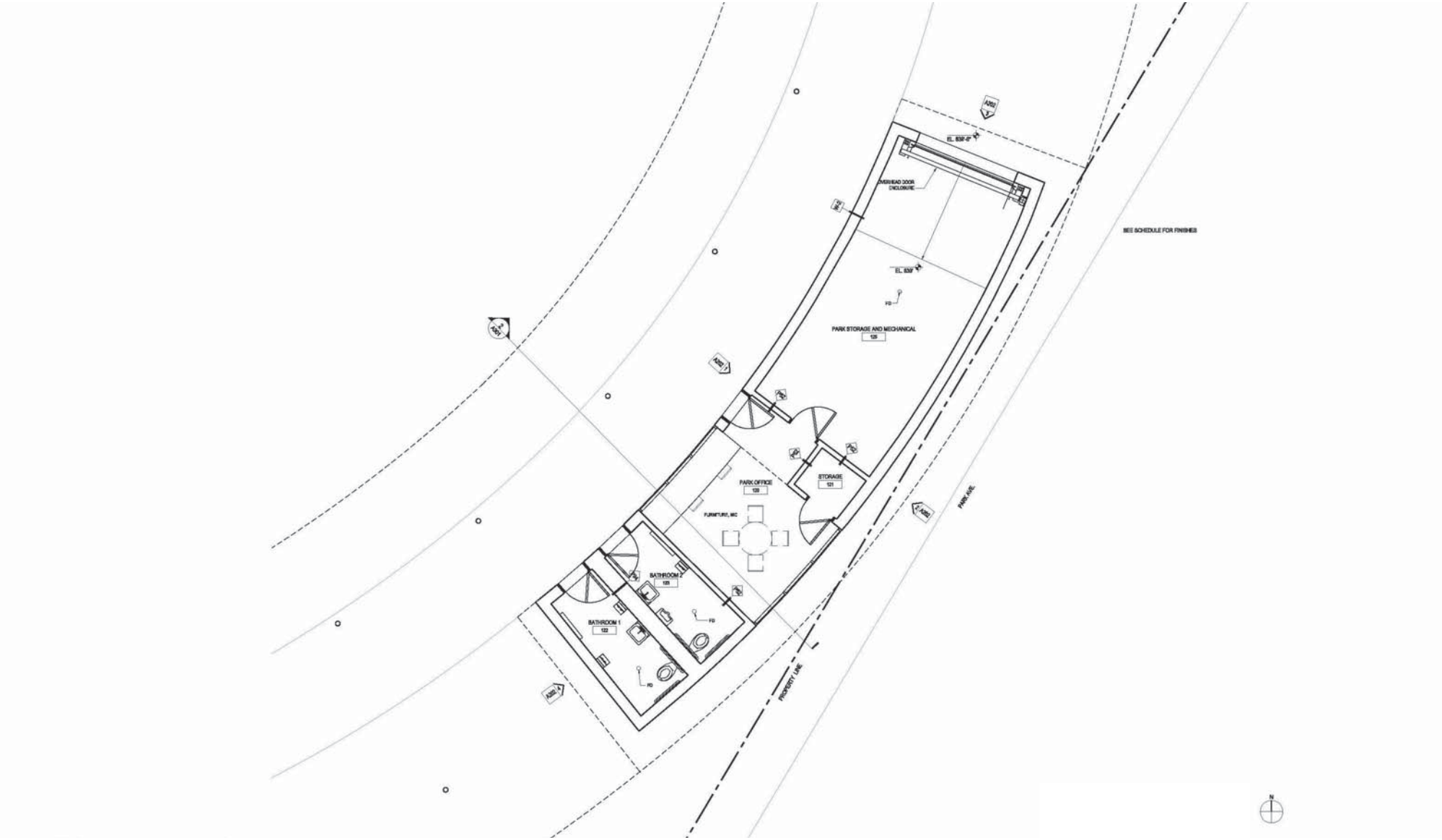
The Project Team believes that the proposed request for alternative compliance meets the intent of the Site Plan review chapter.

- The design allows for better views from the office space within the Support Pavilion to Park Street increasing the potential for eyes on the street and better surveillance of Park Street to support public safety.
- The curvilinear design of the building wall and the canopy that extends along the Park Street façade of either end of the Support Pavilion provides inherent visual interest not found in typical building frontages. The canopy is the proposed location of a public art installation that is intended to provide day time and nigh time interest.
- The design provides evergreen hedges along the Support Pavilion to create additional visual interest along the Park Street façade of the building.
- The Support Pavilion is a small portion of the overall Park Street edge of the Commons. It occupies approximately 60 feet of the approximately 330 feet of Park Street frontage of the Commons or about one-fifth of the block frontage. The other approximately four-fifths of the block is also occupied by the enhanced public realm created by the Commons, including the program room-that supports active uses adjacent to the public street, the edge of two tree lined promenades and the adjacent Great Lawn. The overall improvements of the proposed Commons along Park Street promotes public safety and provides visual interest through an enhanced public realm that will invite and encourage outdoor activity along Park Street. It enhances the Park Street environment and reacts to the unique site characteristics of adjacent uses and programmatic needs for the Commons.

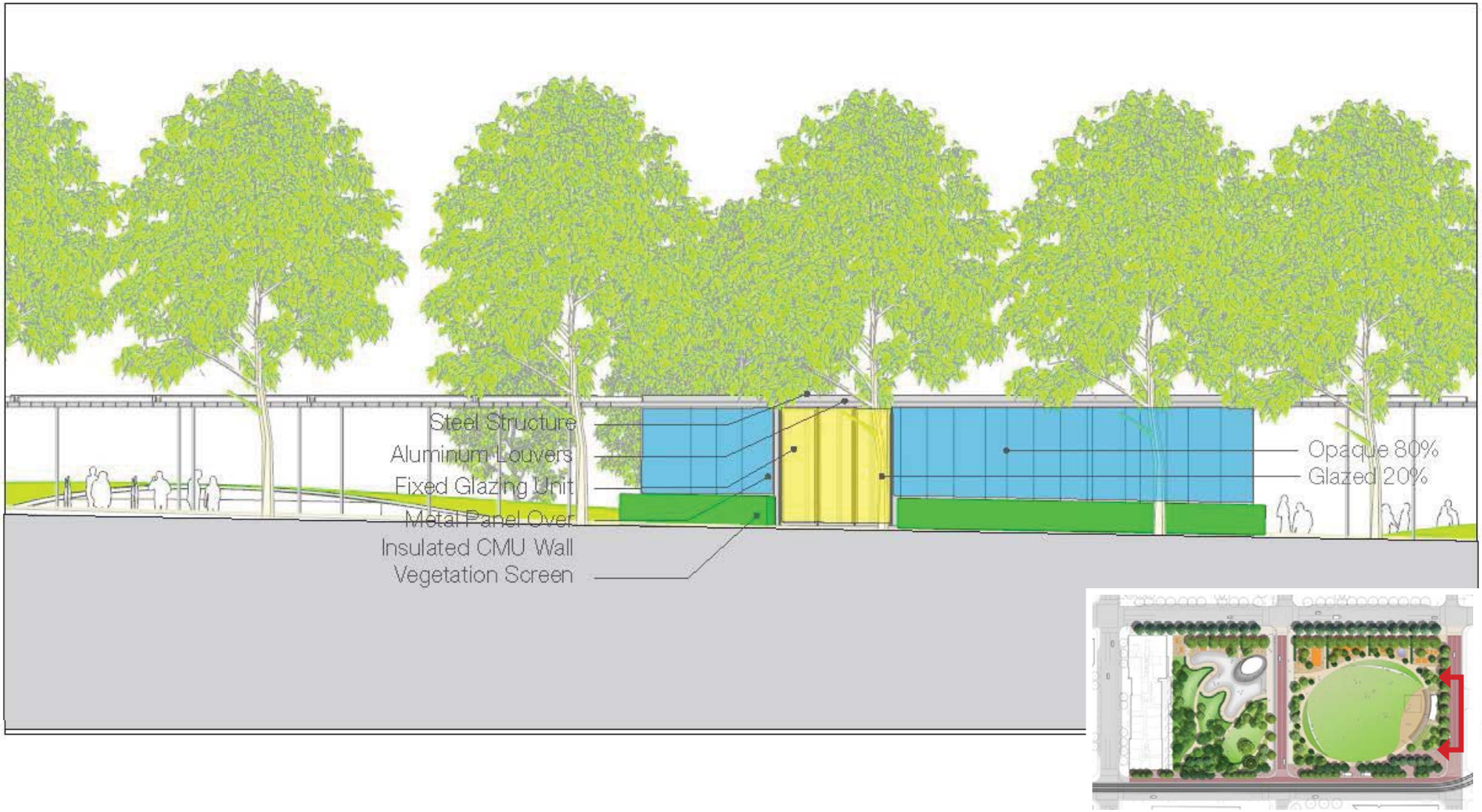
MINNEAPOLIS **DOWNTOWN EAST COMMONS**



SITE PLAN



PARK SUPPORT - FLOOR PLAN



PARK SUPPORT - PARK AVENUE ELEVATION

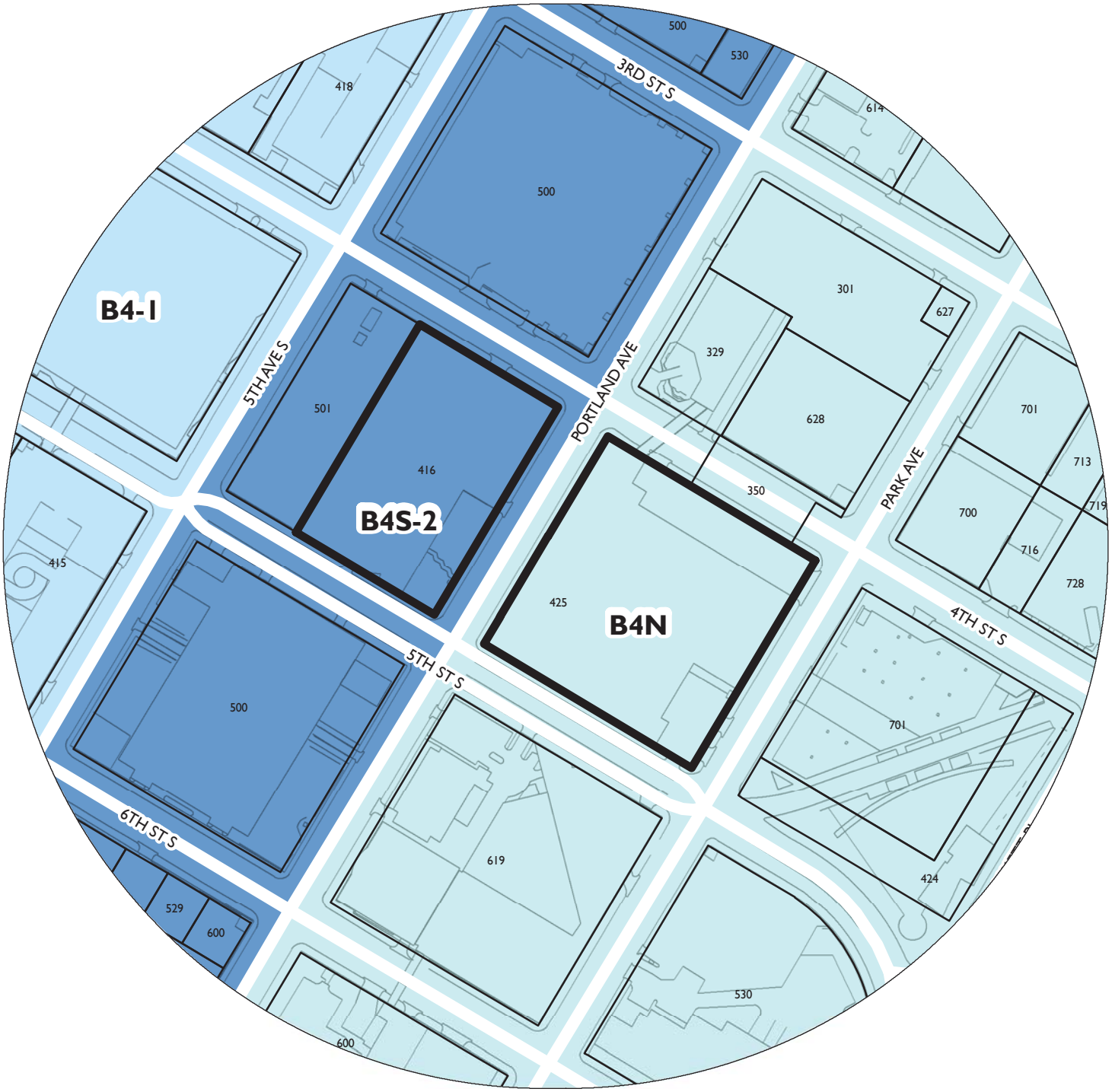
PARK SUPPORT - VIEW FROM PARK AVENUE

Ryan Companies, Downtown East Phase III, DT East Commons

NAME OF APPLICANT

3rd and 7th

WARD



200 100 0 200 400 Feet

PROPERTY ADDRESS

521 4th Street South and 425 Portland Avenue

FILE NUMBER

BZZ-7417

DOWNTOWN EAST COMMONS

CITY PLANNING COMMISSION

SEPTEMBER 2015

MPLS DEPT. OF COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

HARGREAVES ASSOCIATES

DAMON FARBER ASSOCIATES // VJAA // ESKEW+DUMEZ+RIPPLE // HR&A ADVISORS // ETM ASSOCIATES // PIERCE PINI + ASSOCIATES
BKBM ENGINEERS // HALLBERG ENGINEERING // ILLUMINATION ARTS // GREENWAY TRANS. PLANNING // AET INC // MAIN LINE CONSULTING

MINNEAPOLIS **DOWNTOWN EAST COMMONS**

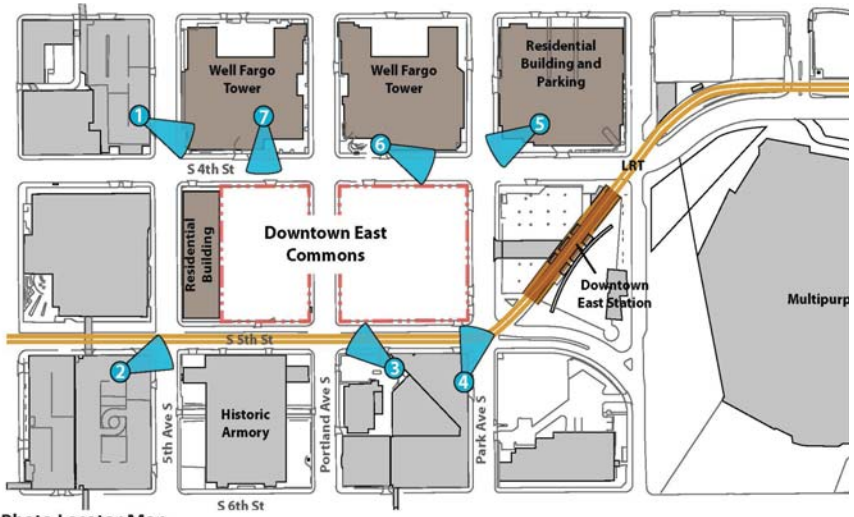


Photo Locator Map

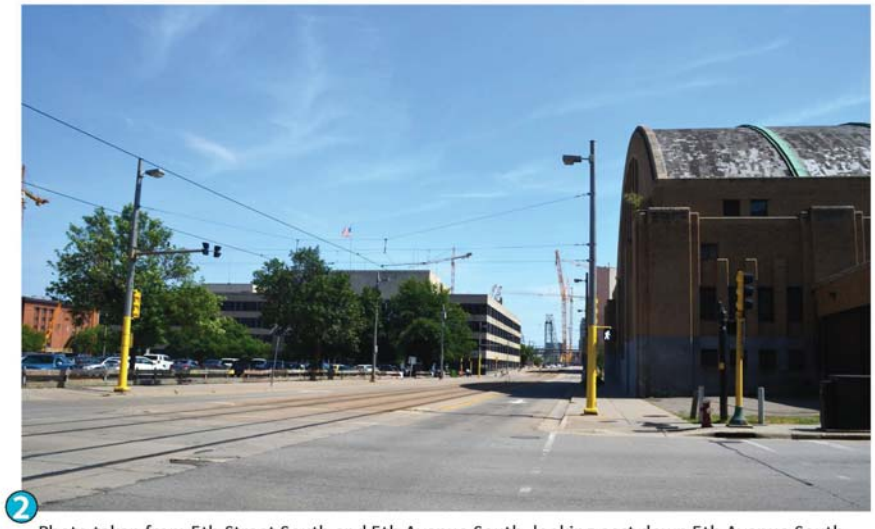


Photo taken from 5th Street South and 5th Avenue South, looking east down 5th Avenue South. Future Downtown East Commons in left of photo. Armory in right of photo.

Photo taken from 4th Street South and 5th Avenue South, looking east at future Downtown East Commons site. The Multi-Purpose Stadium under construction in background. Ryan/Wells Fargo development under construction in left of picture.

Photo taken from 5th Street South and Portland Avenue looking west down 5th Street South. Minneapolis City Hall clock tower in background. Future Downtown East Commons in center and right.

EXISTING SITE & CONTEXT PHOTOS

4 Photo taken from 5th Street South and Park Avenue, looking north along Park Avenue. Future Downtown East Commons site on left. Downtown East Station on far right. Center right, underground parking ramp and future plaza to be constructed by the MSFA.

5 Photo taken from 4th Street South and Park Avenue looking west down 4th Street South. Future Downtown East Commons in foreground.

6 Photo taken from 4th Street South and Park Avenue looking southeast toward Downtown East Station, with the Multi-Purpose Stadium being constructed in background. Future Downtown East Commons is on the right of the image.

7 Photo taken from 4th Street South, between Potland and 5th Avenues, looking south at the westerly 2/3 block of the Future Downtown East Commons. Minneapolis Armory is in the background.

EXISTING SITE & CONTEXT PHOTOS

DESIGN VISION

DOWNTOWN EAST COMMONS

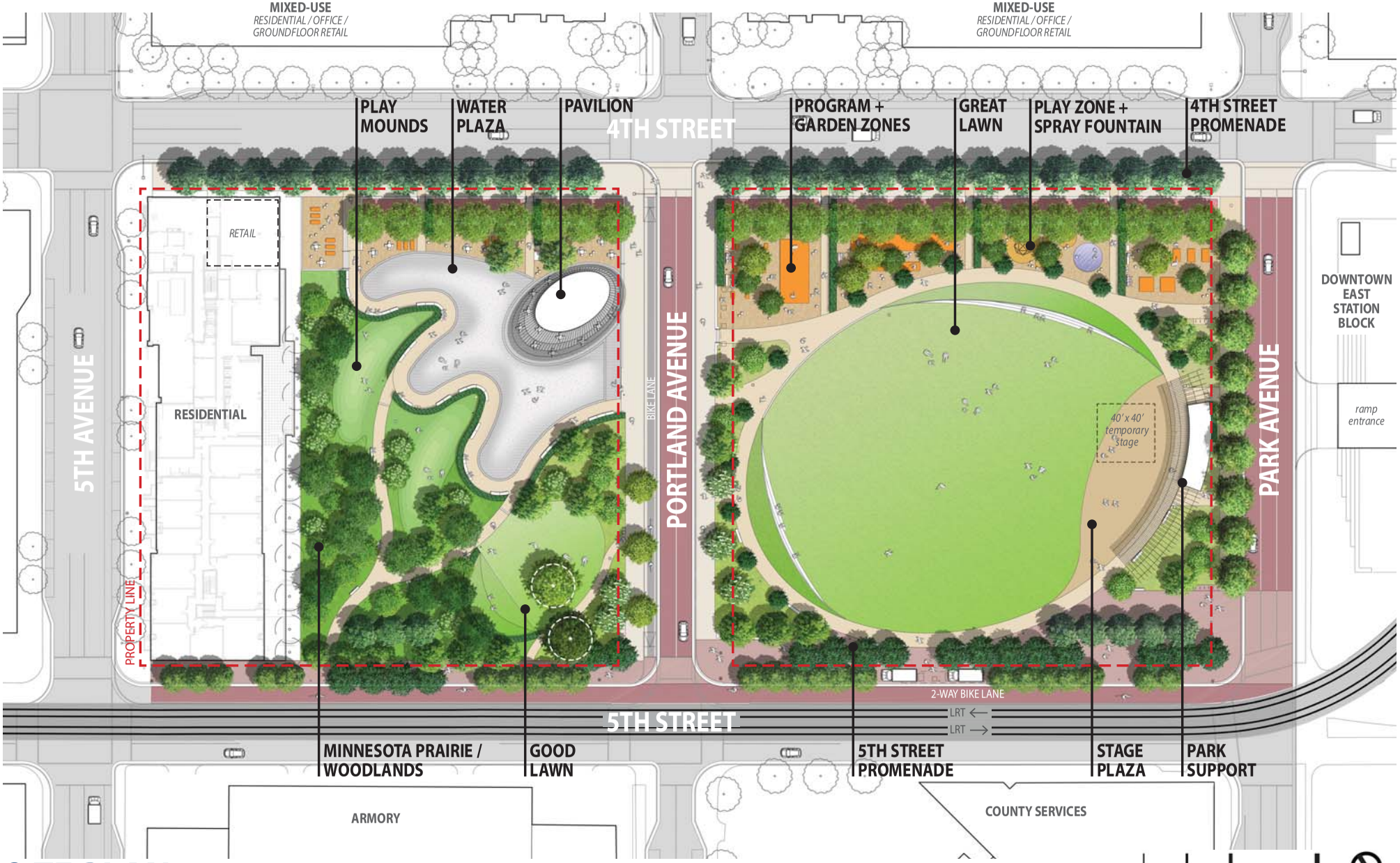
The Commons will be compelling, memorable, a destination for all, and an open space amenity for generations to come. It is a welcoming and inclusive civic landscape, balancing active programming and events with opportunities for respite. Key design features include a great lawn and good lawn; program and garden zones; native Minnesota prairie/woodlands; a natural landscape that encourages children to explore and play; an iconic water plaza and pavilion; a park support building; and vibrant, treed promenades. Together, these features provide a flexible framework, within which diverse program and uses can evolve.

A sweeping oval lawn is the central feature of the eastern block, accommodating both large events as well as everyday pick-up games and activities. Low berms with sculptural terraced seating wrap along the lawn edges, oriented with views towards a temporary stage plaza. Framing the edge of the plaza, the park support building and graceful canopy will be a key node for the robust programming that will activate the Commons through all seasons. Flexible program zones extend along the entire northern edge of the Commons, hosting a diversity of uses, and framed by vibrant urban gardens. During the summer, these spaces are activated by moveable tables and chairs; exercise classes; temporary play; bocce and ping pong. During the winter, these same spaces transform with winter markets; curling; winter playgrounds; food vendors and fire pits; and temporary art installations.

On the western block, the evocative water plaza and pavilion form the iconic heart of the Commons. The elliptical pavilion perches on the edge of the curvilinear stone plaza, appearing to levitate on a scrim of water that slides under the pavilion's broad canopy, uniquely integrating water, light, and people. This smooth sheet of water is enlivened with a cloud-like fog effect, a cooling summer experience for users of all ages. When the water fountain is turned off, the plaza transforms into a multi-use space for seasonal events and activities, including a temporary ice rink in the winter. Benches and hedges run along the sinuous southern edge of the plaza, woven between rolling hills, encouraging active and creative children's play. The southwestern corner of the Commons is an oasis within the city, planted with diverse native Minnesota prairie and woodland species and offering opportunity for respite along winding pathways. The smaller good lawn is tucked within this rich vegetation, a more intimate open space for gatherings and events.

Strong urban connections are emphasized in all directions, reaching out to the city and to the river. Promenades with robust streetscape canopies extend along both 4th Street and 5th Street, and pedestrian flow along and across Portland Avenue and Park Avenue is enhanced. Interactive public art and lighting further animate the Commons, through both fixed features and temporary installations. Sustainable strategies, such as on-site stormwater management and innovative programming, are incorporated throughout the design, offering a vision for an enduring open space that provides the city with a dynamic, all-season destination.

MINNEAPOLIS **DOWNTOWN EAST COMMONS**



SITE PLAN

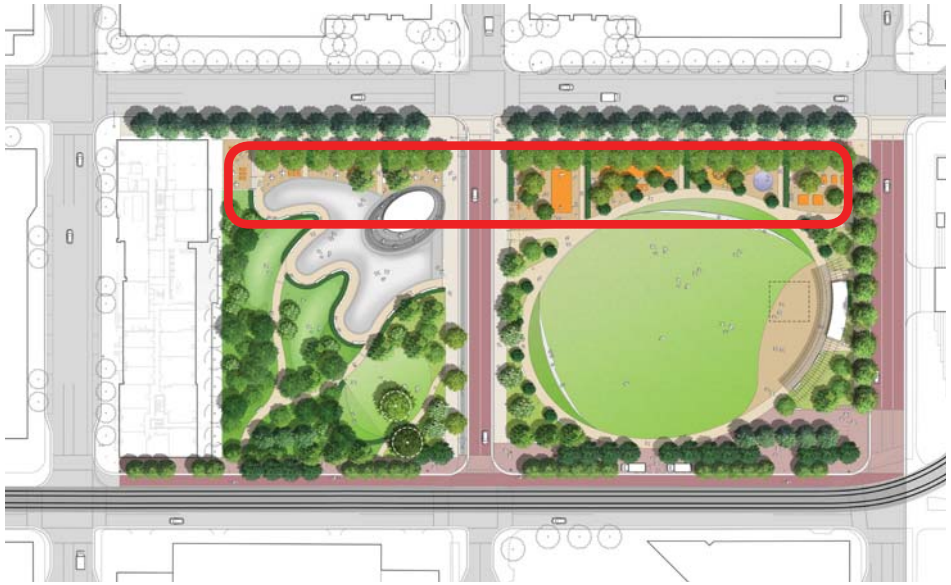
great lawn & good lawn

The great lawn is the central feature of the eastern block. Approximately 50,000 sf (1.15 acres), the great lawn is a core open space for the Commons that accommodates large events and tents; a temporary stage and audience; as well as everyday activities such as pick-up games and picnics. The reinforced-turf surface of the lawn allows for vehicles to access and traverse the lawn for events. Low berms wrap the great lawn on the southwest and the northeast edges, allowing views towards the temporary stage plaza and exposure to the sun in winter. The temporary stage plaza on the eastern edge of the lawn provides a preferred orientation for performance/audience, and engages with the park support building and canopy.

The good lawn is located across Portland Avenue from the great lawn, and offers a smaller open space for gathering and events. Approximately 6,500 sf (0.15 acres), the good lawn is framed on its western edge by a berm and seatwall. This space accommodates tents during events, smaller performances, and allows for a temporary ice rink (40'x85') during the winter. An existing mature red maple is preserved on the good lawn, and an existing mature ginkgo tree is preserved to the south.

minnesota prairie / woodlands + play mounds

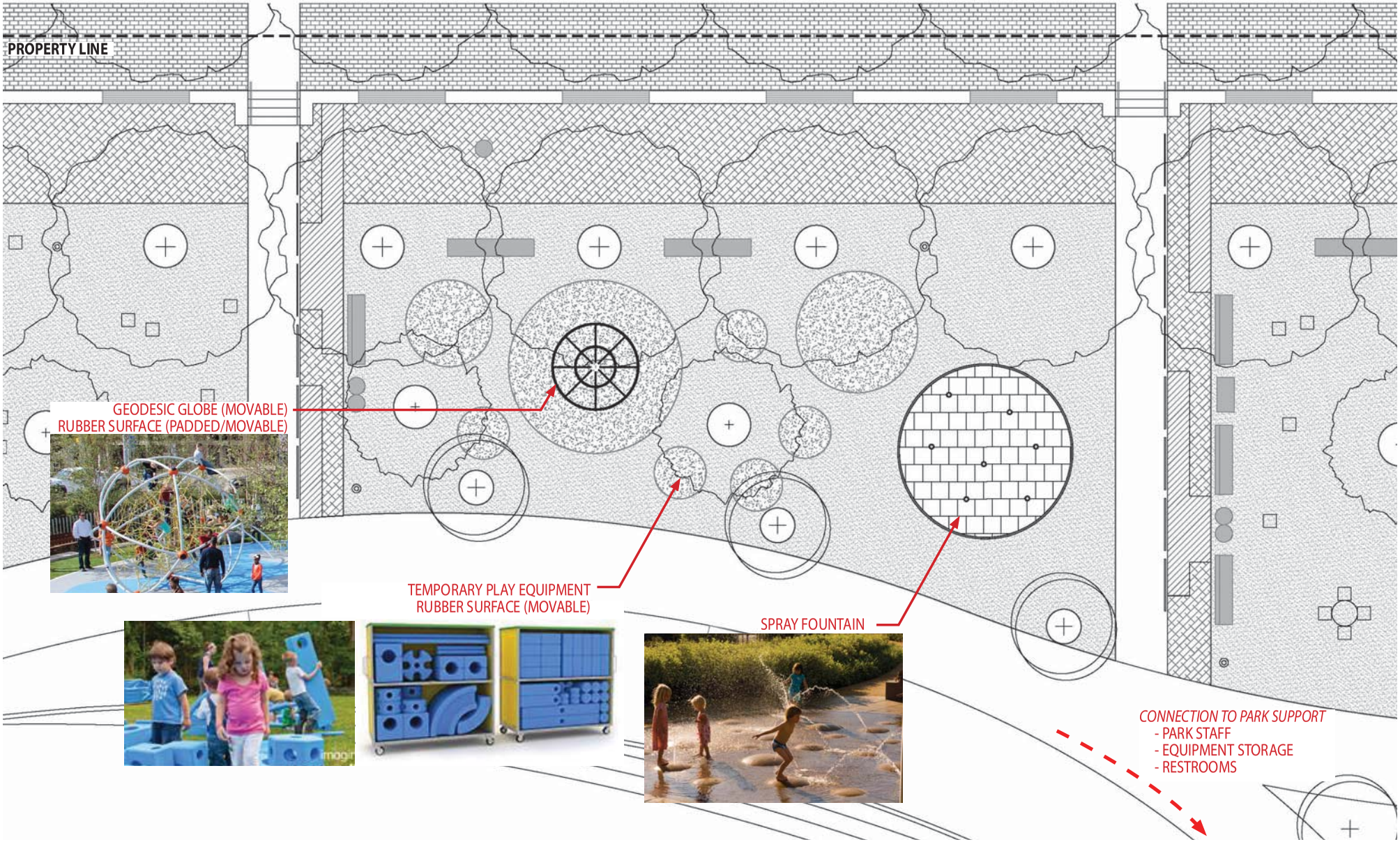
While the eastern block is dominated by an open landscape, the western block includes a more diversely vegetated landscape, offering opportunities for respite. Winding paths with benches link visitors through this area, connecting from 5th Street to the good lawn, Portland Avenue, and the water plaza. Initially, sun-lowing prairie species will dominate; as the canopy develops, these areas will transition to more shade-tolerate woodland species. Between this native landscape and the water plaza, rolling hills offer a landscape for active and creative children's play.



program + garden zones

Along the north edges of the Commons, the program and garden zones are distinctly flexible spaces, allowing for dynamic programming, and serving as a connective link through the Commons. During the summer, these spaces could include moveable tables and chairs; reading rooms; exercise classes; temporary play equipment; bocce or shuffleboard courts; ping pong; badminton; or temporary art installations. A spray fountain activates one of the eastern program zones, a location for children's play that turns into open plaza when turned off. During the winter, these same spaces can transform for winter markets; ice sculpting competitions; curling; winter playgrounds; food vendors and fire pits; or seasonal light displays. Pathways link the program zones through a band of urban gardens to 4th Street.

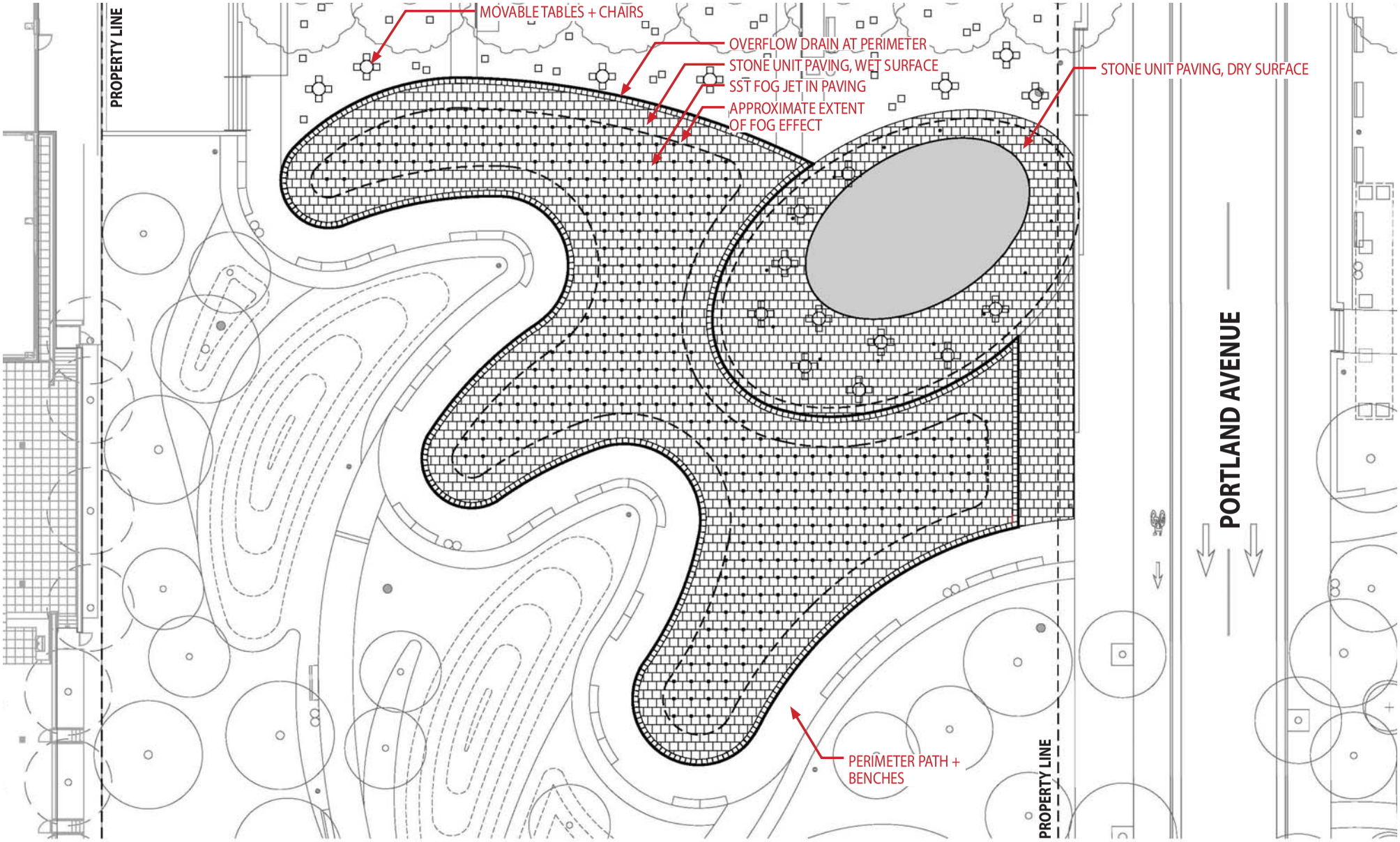
MINNEAPOLIS **DOWNTOWN EAST COMMONS**



PLAY ZONE + SPRAY FOUNTAIN

water plaza

The water plaza and pavilion is an iconic feature of the Commons, a transformative space that uniquely integrates water, light, and people. The 10,000 sf (0.24 acres) water plaza holds a thin scrim of water during the summer (1/2" max.), with areas of interactive fog. The stone pavers of the plaza are wrapped to the south by a curvilinear path, with benches and hedges, while on the north the pavilion and shade structure extend out over the plaza, achieving the sensation of a building on the water. When the water fountain is turned off, the plaza transforms into a multi-use space for events and activities, including a holiday market or temporary ice rink in the winter, which may be linked by trail to a temporary rink on the good lawn.


MOVABLE TABLES + CHAIRS
OVERFLOW DRAIN AT PERIMETER
STONE UNIT PAVING, WET SURFACE
SST FOG JET IN PAVING
APPROXIMATE EXTENT OF FOG EFFECT
STONE UNIT PAVING, DRY SURFACE
PROPERTY LINE
PORTLAND AVENUE
PERIMETER PATH + BENCHES
PROPERTY LINE

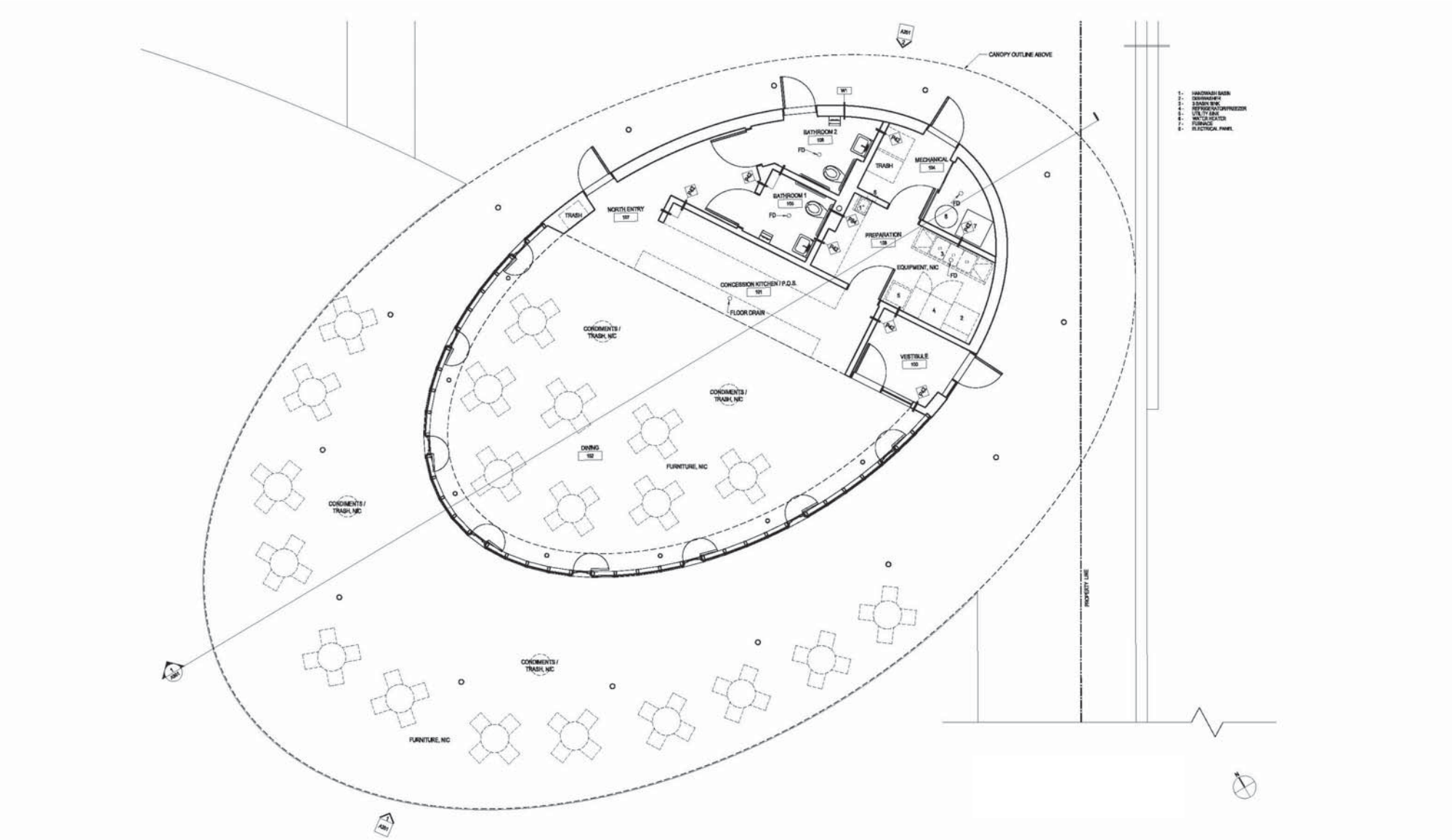
WATER PLAZA

pavilion

The 2,300 sf pavilion is designed to address all directions, linking the water plaza to the program + garden zones along 4th Street as well as to Portland Avenue. The program includes food concession; indoor and outdoor seating; storage/mechanical space; and (2) public restrooms. The extension of the shade structure out on all sides of the pavilion, and the distinct lighting of the building and canopy position the pavilion as a key focus point within the Commons.

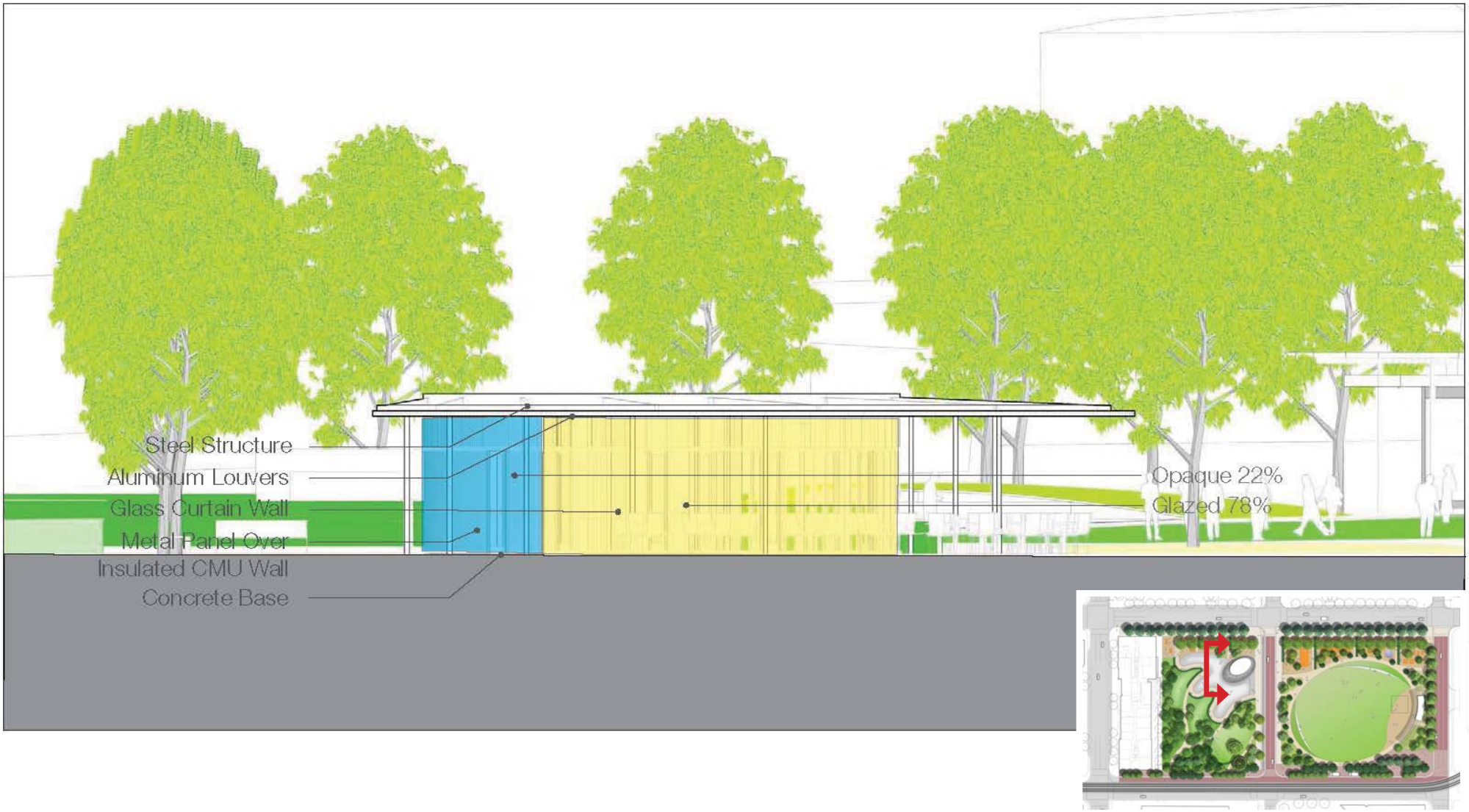
park support

The 860 sf park support building is designed to support the dynamic programming of the park, including office space for park staff; storage for park equipment and rentals; and (2) public restrooms. The building is designed to address both the eastern edge of the great lawn as well as Park Avenue. A shade structure extends from the building over the temporary stage plaza, allowing for informal performance or classes, and a shaded space for gathering.



PAVILION - FLOOR PLAN

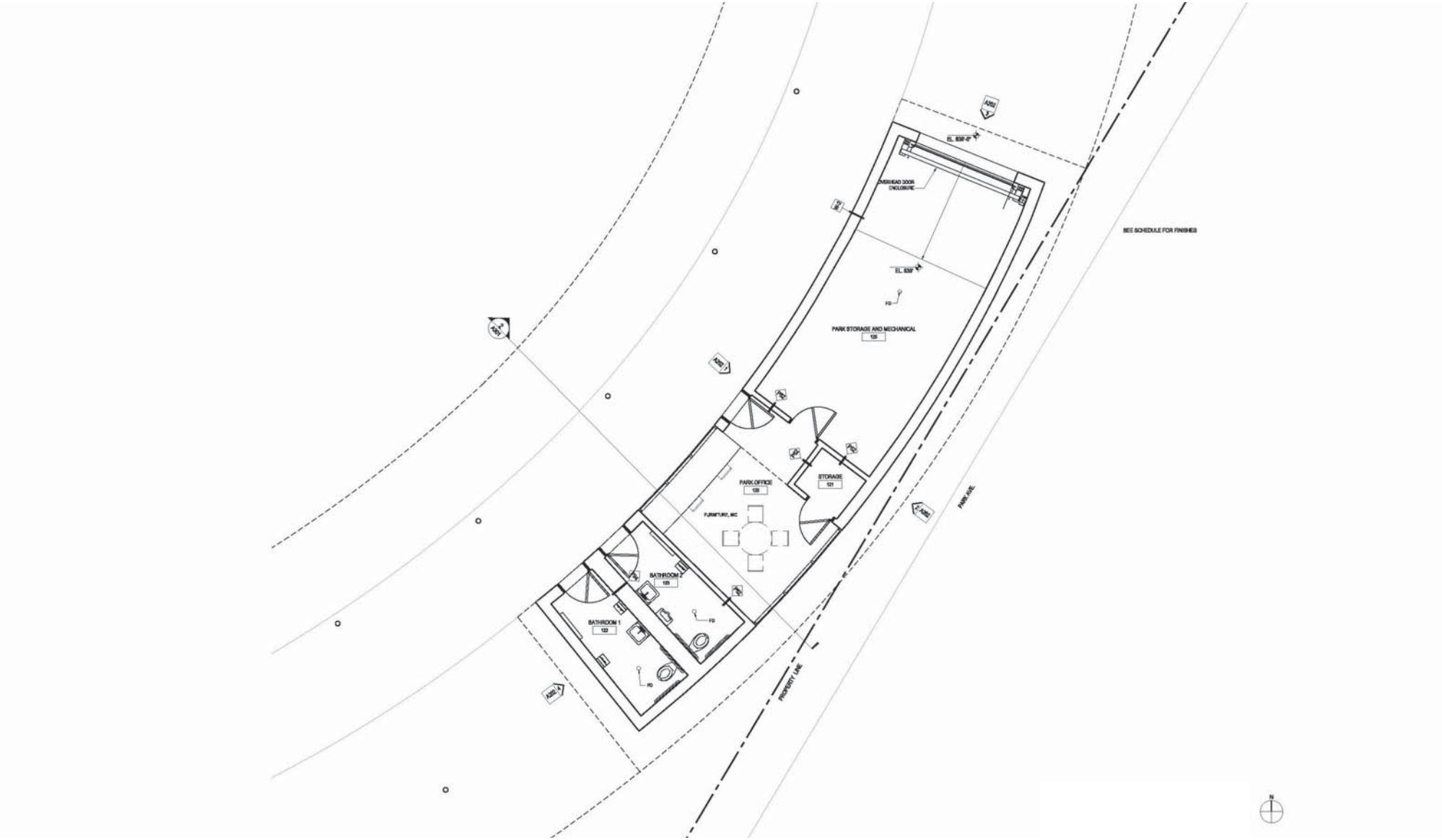
PAVILION - PORTLAND AVENUE ELEVATION



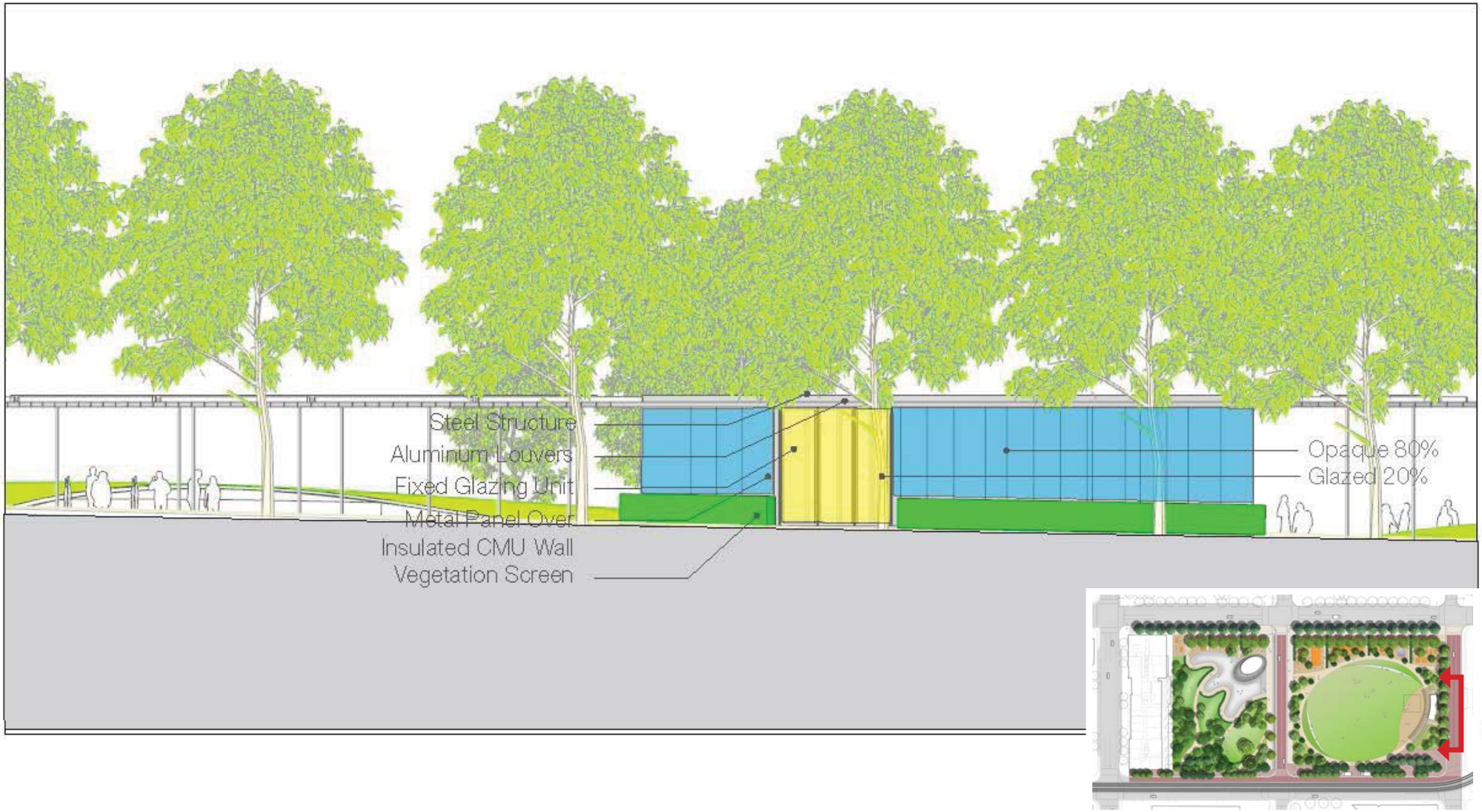
PAVILION - NORTHWEST ELEVATION

PAVILION - AERIAL VIEW TOWARDS STADIUM

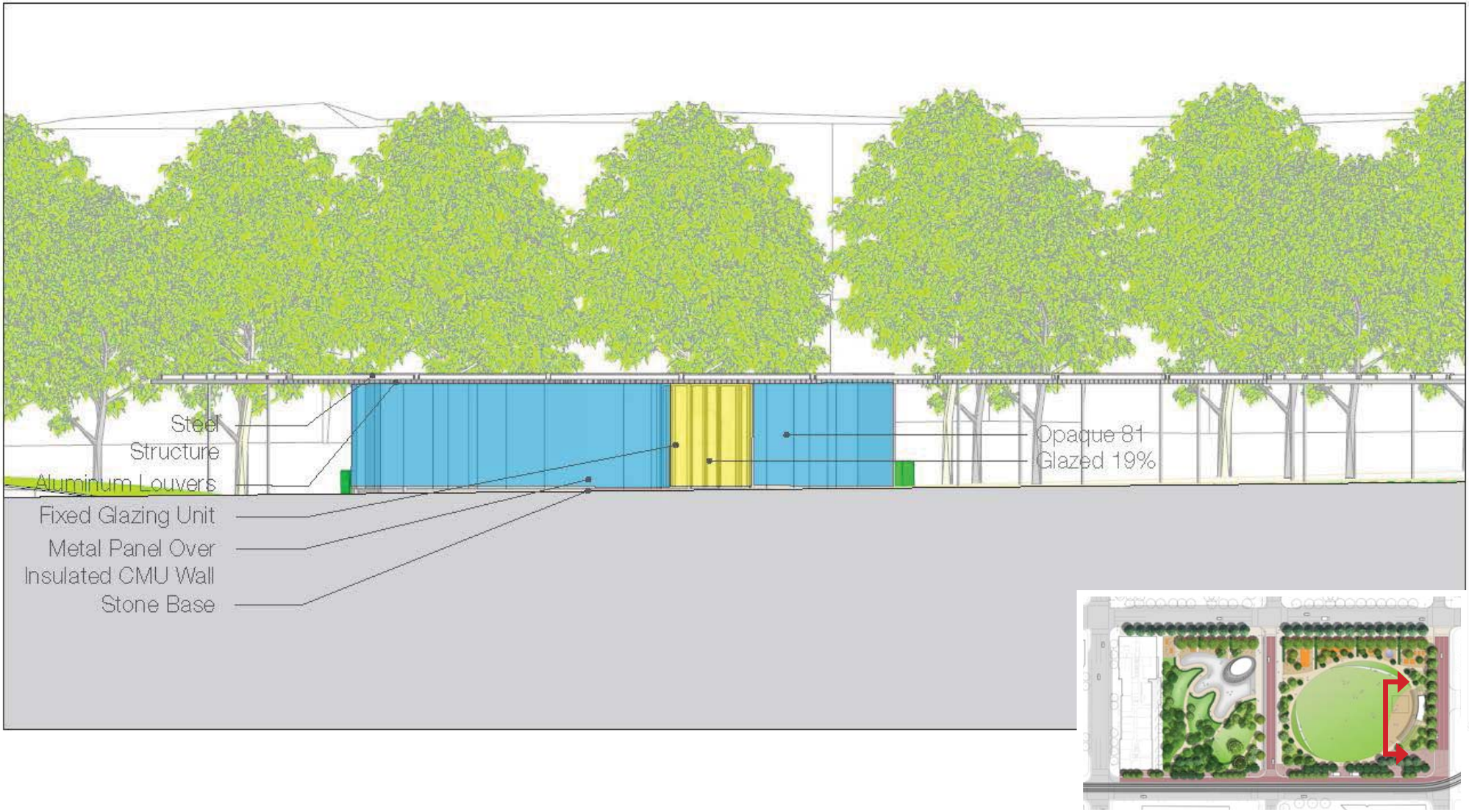
PAVILION - VIEW FROM PORTLAND AVENUE



PARK SUPPORT - FLOOR PLAN



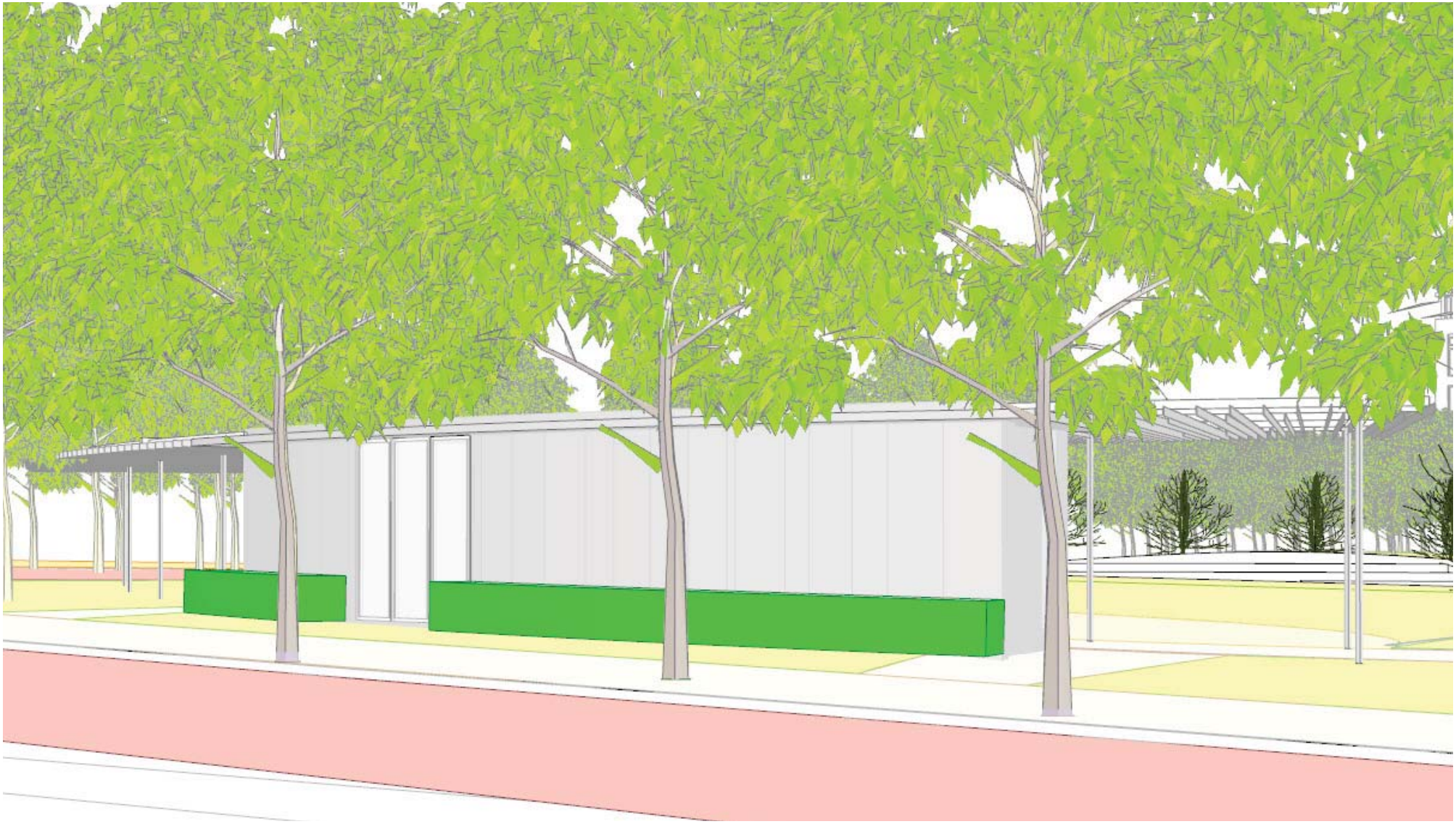
PARK SUPPORT - PARK AVENUE ELEVATION



PARK SUPPORT - NORTHWEST ELEVATION

PARK SUPPORT - AERIAL VIEW TOWARDS STADIUM

PARK SUPPORT - VIEW FROM 5TH STREET



PARK SUPPORT - VIEW FROM PARK AVENUE

PARK SUPPORT - VIEW FROM PARK AVENUE

4th street promenade

The 4th Street promenade is framed by a double-row of canopy trees, arching from the sidewalk into the program + garden zones. The open views through this row of trees connect the Commons to the active groundfloor uses on the north side of 4th Street. Distinct concrete or clay unit pavers run continuously from the Downtown East Station Block to 5th Avenue, emphasizing pedestrian connections across Park and Portland Avenues; and pathways link south into the Commons. On-street public parking is available on both the north and south sides of 4th Street.

5th street promenade

The 5th Street promenade is designed to reflect the kinetic qualities of the LRT, which runs through the center of the street. A 20-way bike lane runs between the LRT track and the curb; trees with kinetic characteristics are located in shifting rows, moving/rustling, and allowing louvered views into the Commons; and bands of feature light columns shift down the promenade. Distinct concrete or clay unit pavers run continuously from the Downtown East Station Block to 5th Avenue, emphasizing pedestrian connections across Park and Portland Avenues.

portland avenue / park avenue

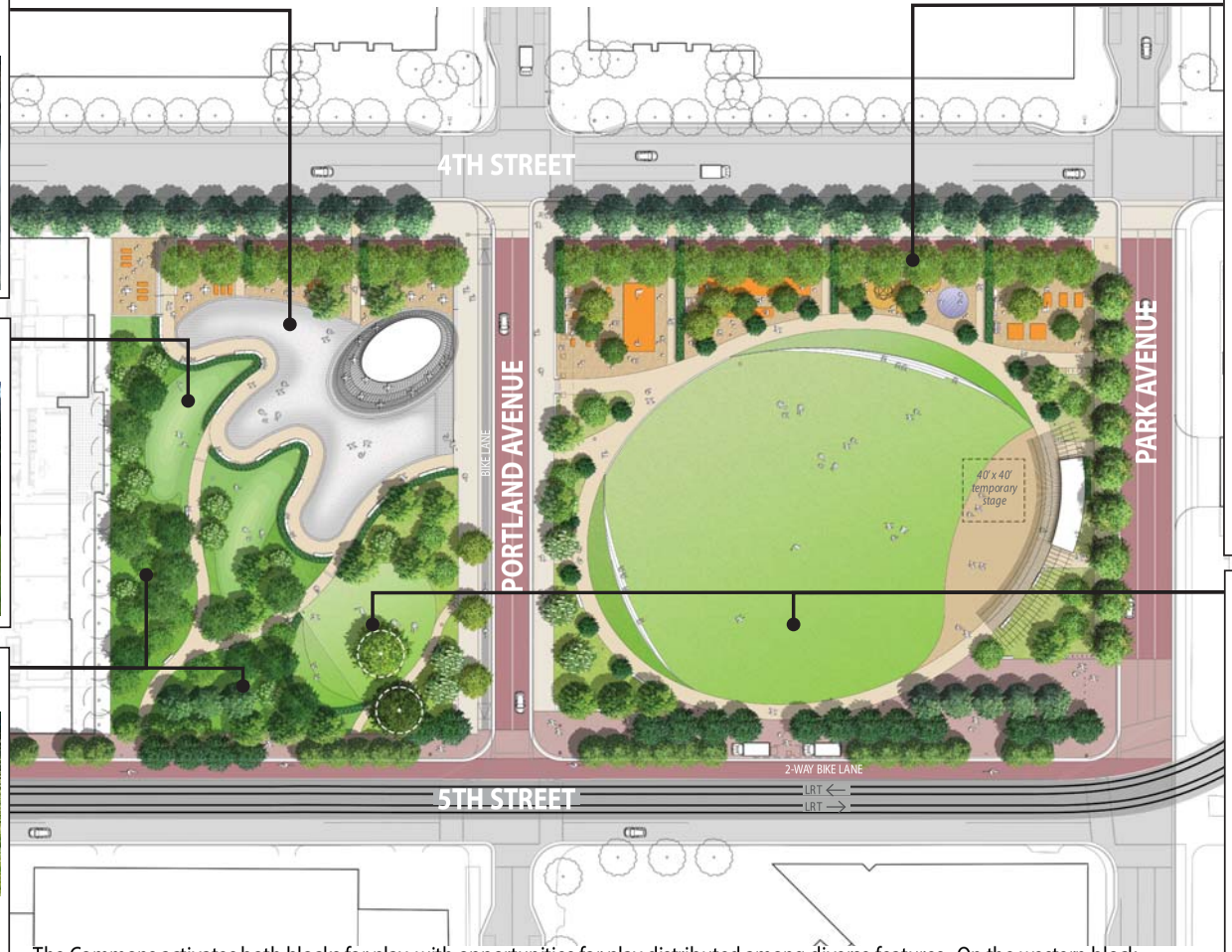
Portland Avenue is a principal connection from the city to the river. The street will be narrowed from 3 travel lanes to 2 travel lanes, with a protected southbound bike lane at sidewalk level. A distinct asphalt surface treatment signals the pedestrian character of the area and continuity of the Commons across the Avenue, while curbs and dedicated crossings at 4th Street and 5th Street ensure safe interactions between people and vehicles. When Portland is closed for events, the Commons is design for an open flow between the east and west block. Park Avenue is also partially transformed with a distinct asphalt surface treatment, emphasizing safe crossings at 4th and 5th Streets.

MINNEAPOLIS **DOWNTOWN EAST COMMONS**

WATER PLAZA
Water play - fog fountain

PLAY MOUNDS
Active play - rolling topography

MINNESOTA PRAIRIE / WOODLANDS
Exploratory nature play



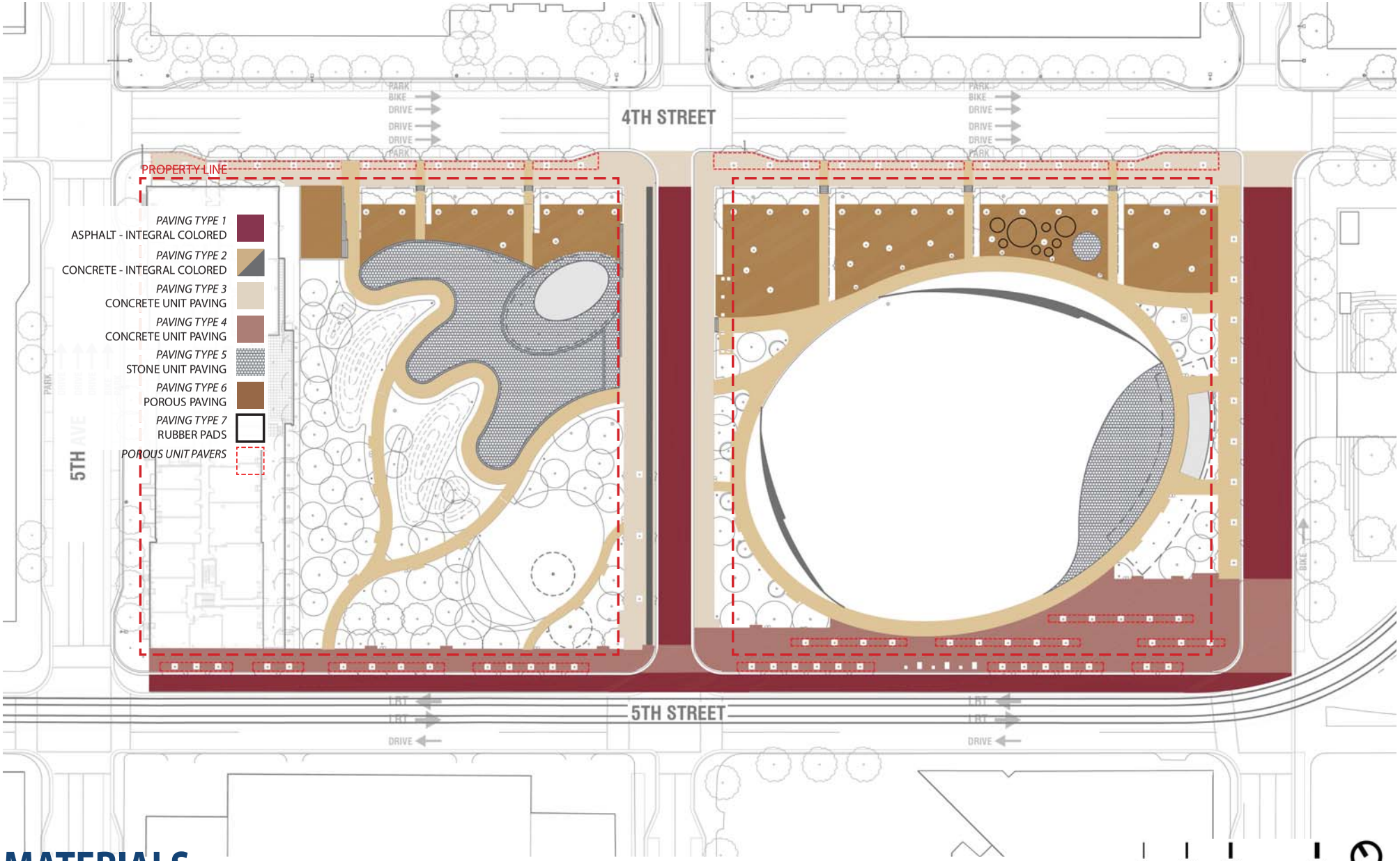
PLAY ZONE + SPRAY FOUNTAIN
Temporary play equipment / water play

GREAT LAWN + GOOD LAWN
Active play - open field

The Commons activates both blocks for play, with opportunities for play distributed among diverse features. On the western block, the water plaza includes a fog fountain for interactive play, while play mounds to the south provide rolling topography for active engagement with the landscape. The play mounds are integrated into the Minnesota prairie/woodlands, where kids can explore nature. The good lawn on the western block is an open field for running and informal games, complimented on the eastern block by the great lawn, where these activities may be augmented by kite flying, pick up games, and more. Both lawns provide performance space, which will include programming for children and families. A dedicated play zone on the eastern block also includes movable mats with temporary play equipment; a movable geodesic dome; and a spray fountain for interactive water play. The Commons Pavilion and Park Support buildings provide support for these distrubuted activities, including restrooms, concessions, and access to park staff and storage.

PLAY

MINNEAPOLIS **DOWNTOWN EAST COMMONS**



MATERIALS

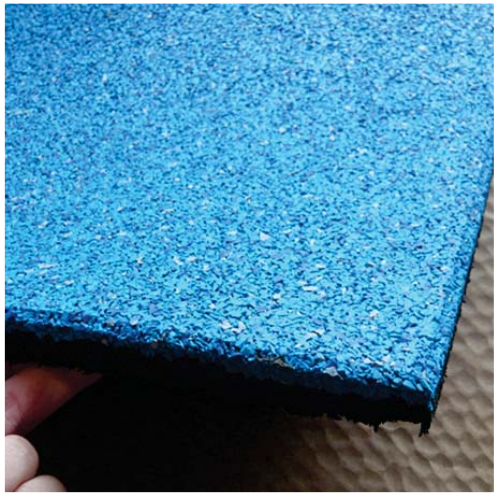
PAVING TYPE 1
ASPHALT - W/ CHIP SEAL
NOTE: Paving in ROW only

PAVING TYPE 2a/2b
CONCRETE - INTEGRAL COLORED

PAVING TYPE 3 / TYPE 4
CONCRETE UNIT PAVING

PAVING TYPE 5
STONE UNIT PAVING

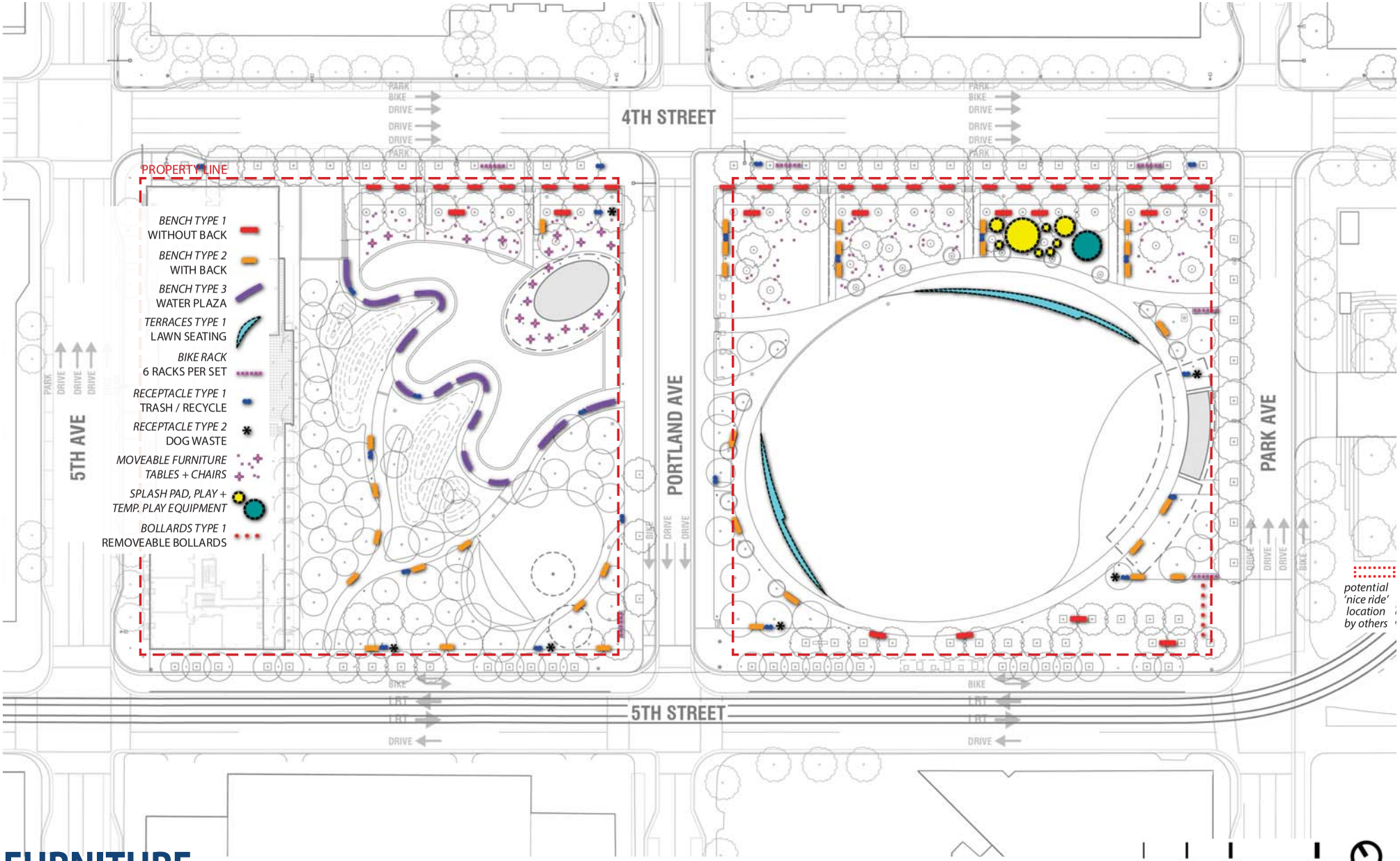
PAVING TYPE 6
POROUS PAVING



PAVING TYPE 7
RUBBER PADS (MOVABLE)

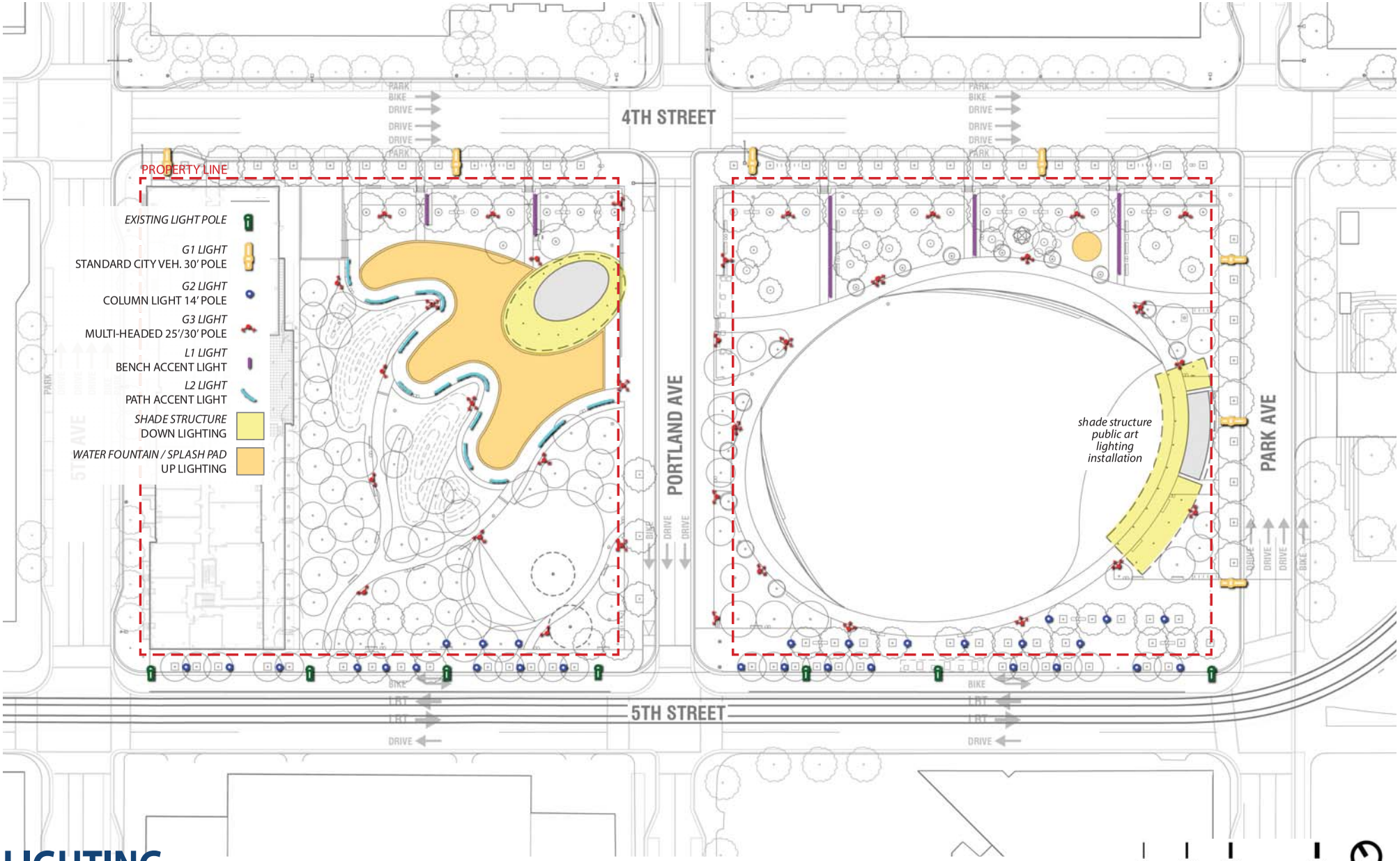
MATERIAL TYPES

MINNEAPOLIS **DOWNTOWN EAST COMMONS**



FURNITURE

MINNEAPOLIS **DOWNTOWN EAST COMMONS**

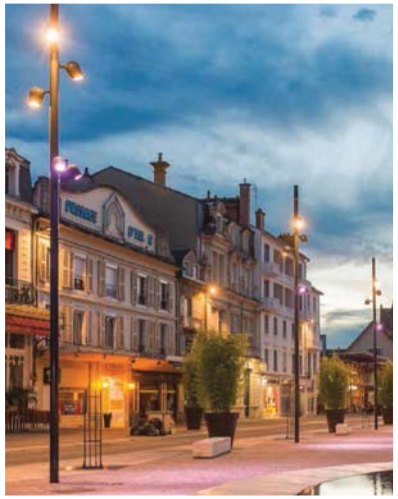


LIGHTING

MINNEAPOLIS **DOWNTOWN EAST COMMONS**

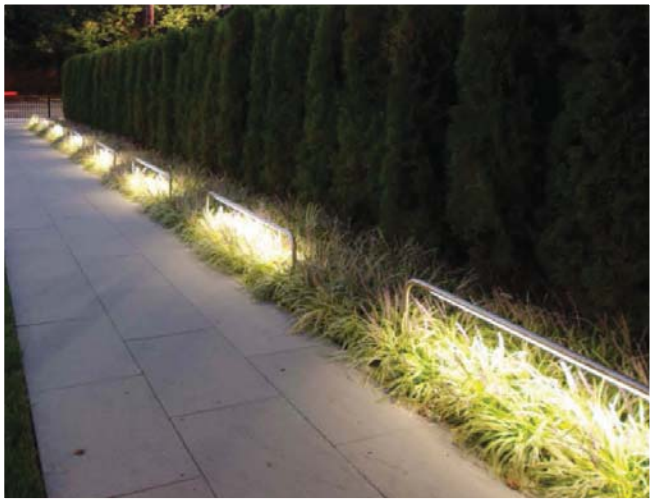
G1 LIGHT
30' STANDARD CITY VEH. POLE
cobrahead, LED

G2 LIGHT
12' COLUMN LIGHT POLE

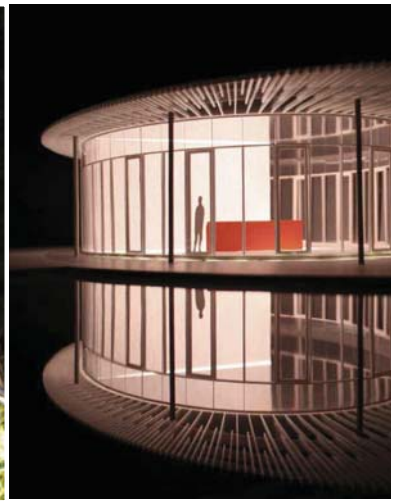


G3 LIGHT
25' MULTI-HEADED POLE

L1 LIGHT
BENCH ACCENT LIGHT



L2 LIGHT
PATH ACCENT LIGHT

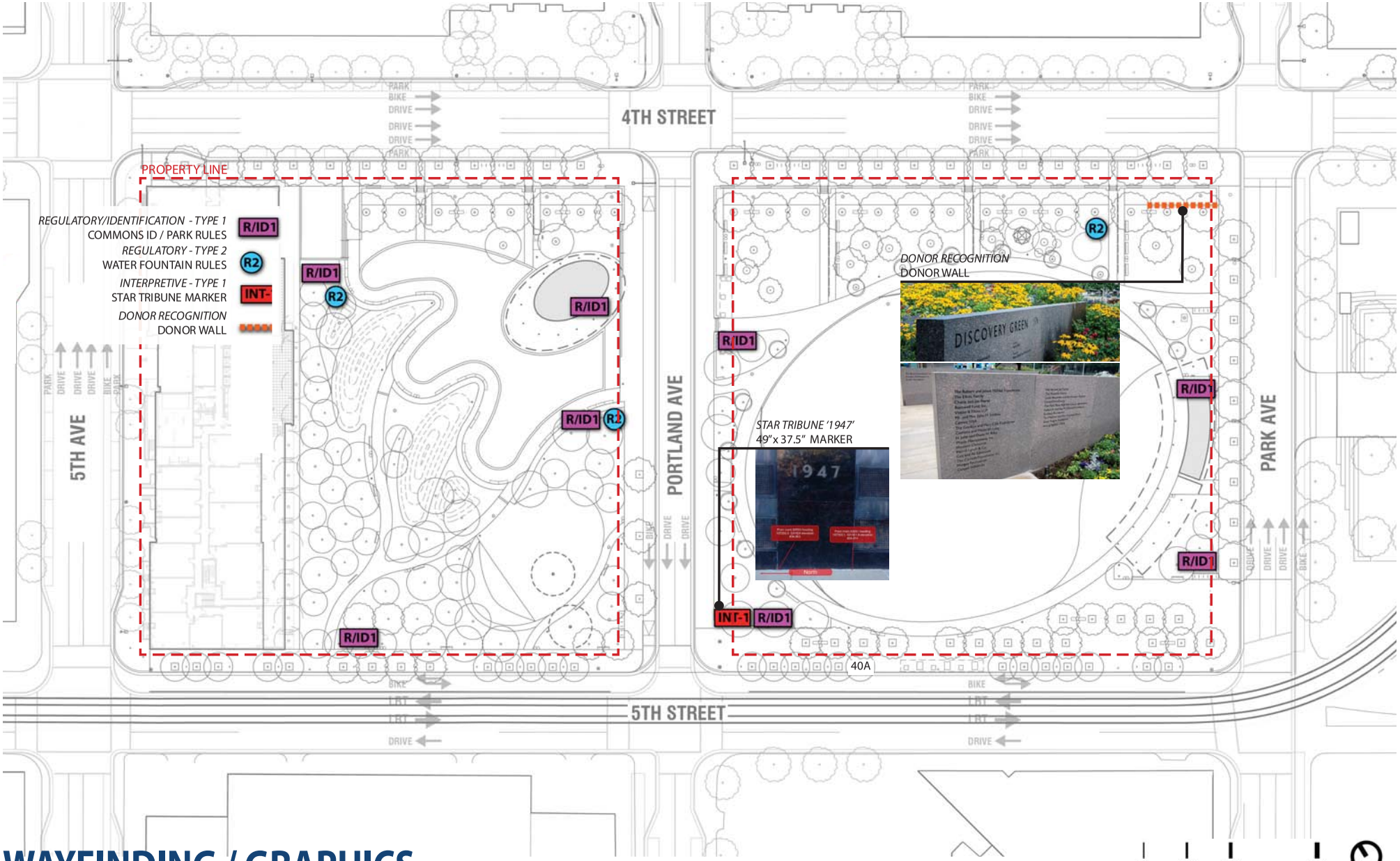


SHADE STRUCTURES
DOWN LIGTING

WATER FOUNTAIN / SPLASH PAD
UP LIGTING

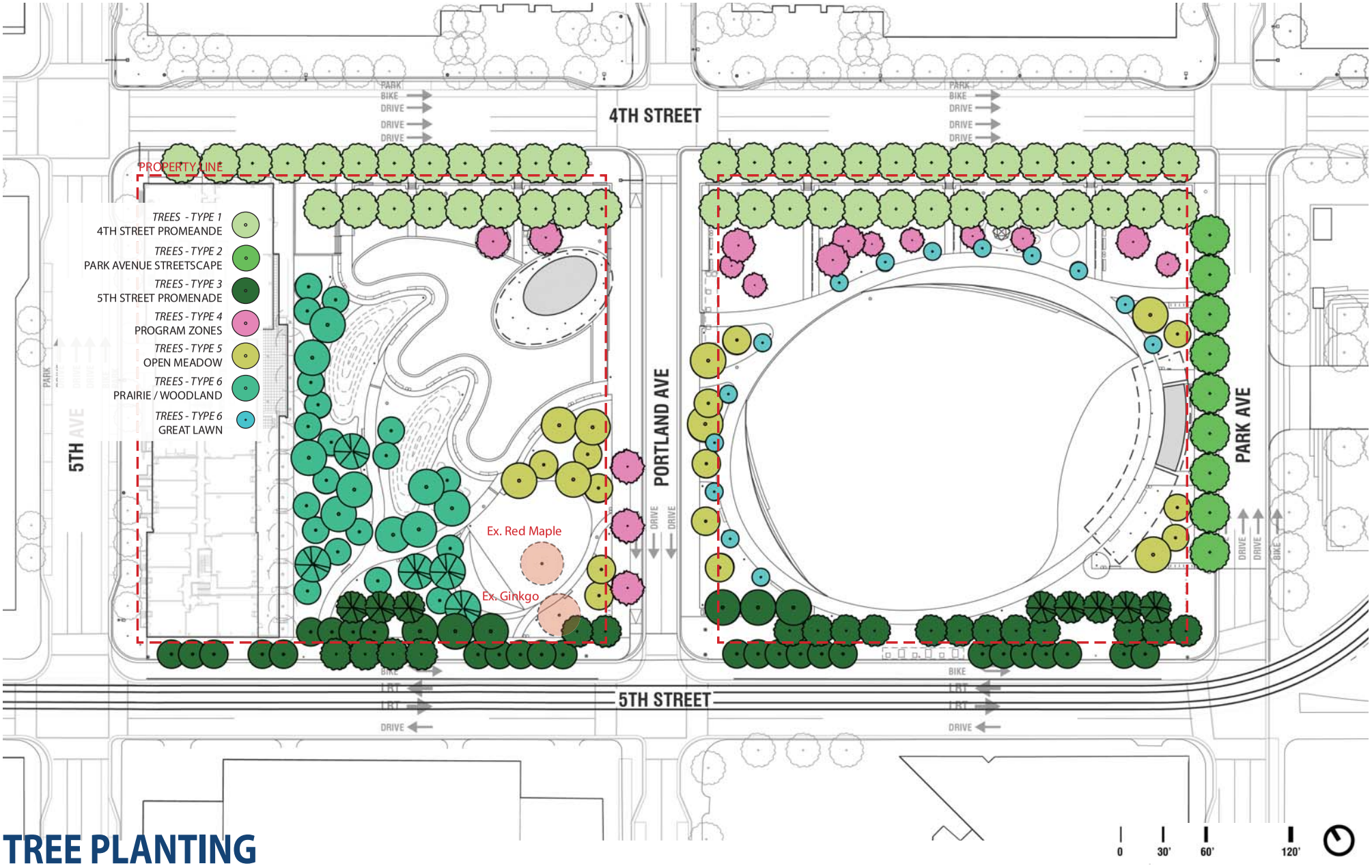
LIGHTING TYPES

MINNEAPOLIS **DOWNTOWN EAST COMMONS**



WAYFINDING / GRAPHICS

MINNEAPOLIS **DOWNTOWN EAST COMMONS**



TREE PLANTING

MINNEAPOLIS **DOWNTOWN EAST COMMONS**

UNDERSTORY PLANTING

PLANT COMMUNITY 1
URBAN GARDENS

PLANT COMMUNITY 2
HEDGES

PLANT COMMUNITY 3
LOW-MOW TURF

PLANT COMMUNITY 4A
PRAIRIE / WOODLAND
UPLAND

PLANT COMMUNITY 4B
PRAIRIE / WOODLAND
LOWLAND

PLANT COMMUNITY 6
EVENT LAWN
REINFORCED

UNDERSTORY PLANTING TYPES

MINNEAPOLIS, MINNESOTA

DOWNTOWN EAST COMMONS

VICINITY PLAN

0' 250' 500' 2000'

BLOCK 74 PARK PARCEL: 425 PORTLAND AVENUE
BLOCK 75 PARK PARCEL: 430 PORTLAND AVENUE

PDR RESUBMISSION

PACKAGE 1: SUBSURFACE

DEMOLITION, EARTHWORK, SEWER, STORMWATER, BELOW GRADE MEP SPACE, TANKS

18 SEPTEMBER 2015

PROJECT INFORMATION

Downtown East COMMONS

MINNEAPOLIS, MINNESOTA

CITY OF MINNEAPOLIS – OWNER
Department of Community Planning & Economic Development
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Landscape Architecture = L
HARGREAVES ASSOCIATES
118 Magazine Street, Cambridge, MA 02138
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401 2nd Ave N, Suite 410, Minneapolis, MN 55401
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www.fountaindesigns.com

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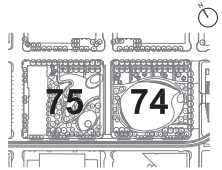
NO.	DESCRIPTION	DATE
	SCHEMATIC DESIGN	06/12/2015
	DESIGN DEVELOPMENT	07/31/2015
	PDR RESUBMISSION	08/02/2015
	PDR RESUBMISSION	09/18/2015

KEY MAP



SHEET INFORMATION

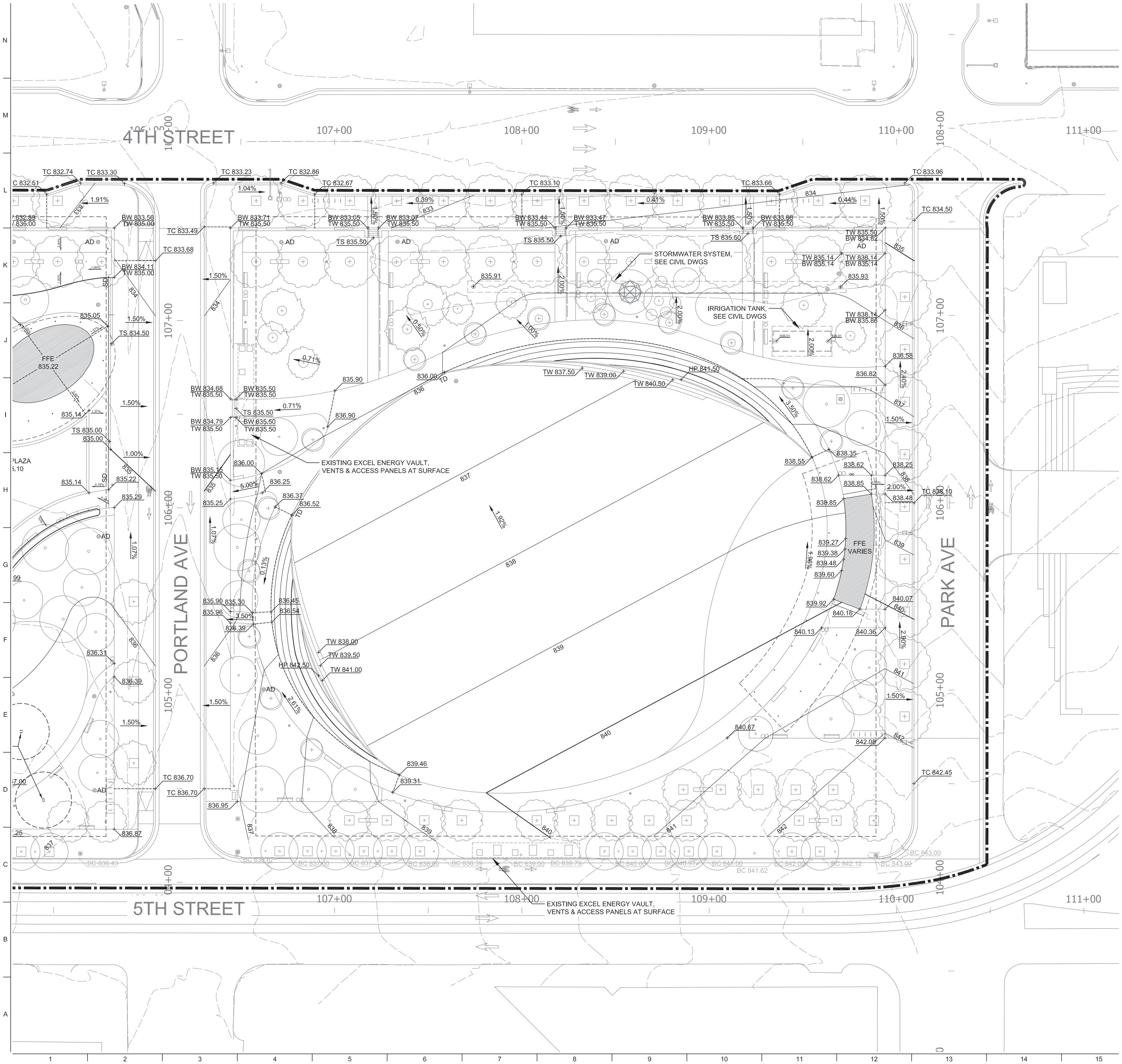
Project No.: MNC 1401
Drawn By: ML
Checked By: GMc
Date: 09/18/2015
Scale: NTS

SHEET TITLE

GENERAL COVER SHEET

SHEET NO.

G-001-P1



SHEET NOTES

1. SEE SHEET L-001-P1 FOR GENERAL LANDSCAPE NOTES, ABBREVIATIONS & SYMBOLS.

LEGEND

- LIMIT OF WORK (2' OFFSET)
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- BREAK LINE
- XXX.XX — EXISTING SPOT GRADE
- XXX.XX — PROPOSED SPOT GRADE
- X.XX% — SLOPE
- TD — TRENCH DRAIN, SEE CIVIL DWGS
- SD — SLOT DRAIN, SEE CIVIL DWGS

PROJECT INFORMATION

Downtown East COMMONS

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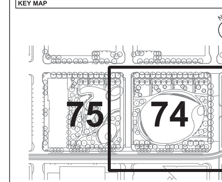
	PDR RESUBMISSION	09/02/2015
	PDR RESUBMISSION	09/18/2015

KEY MAP



SHEET INFORMATION

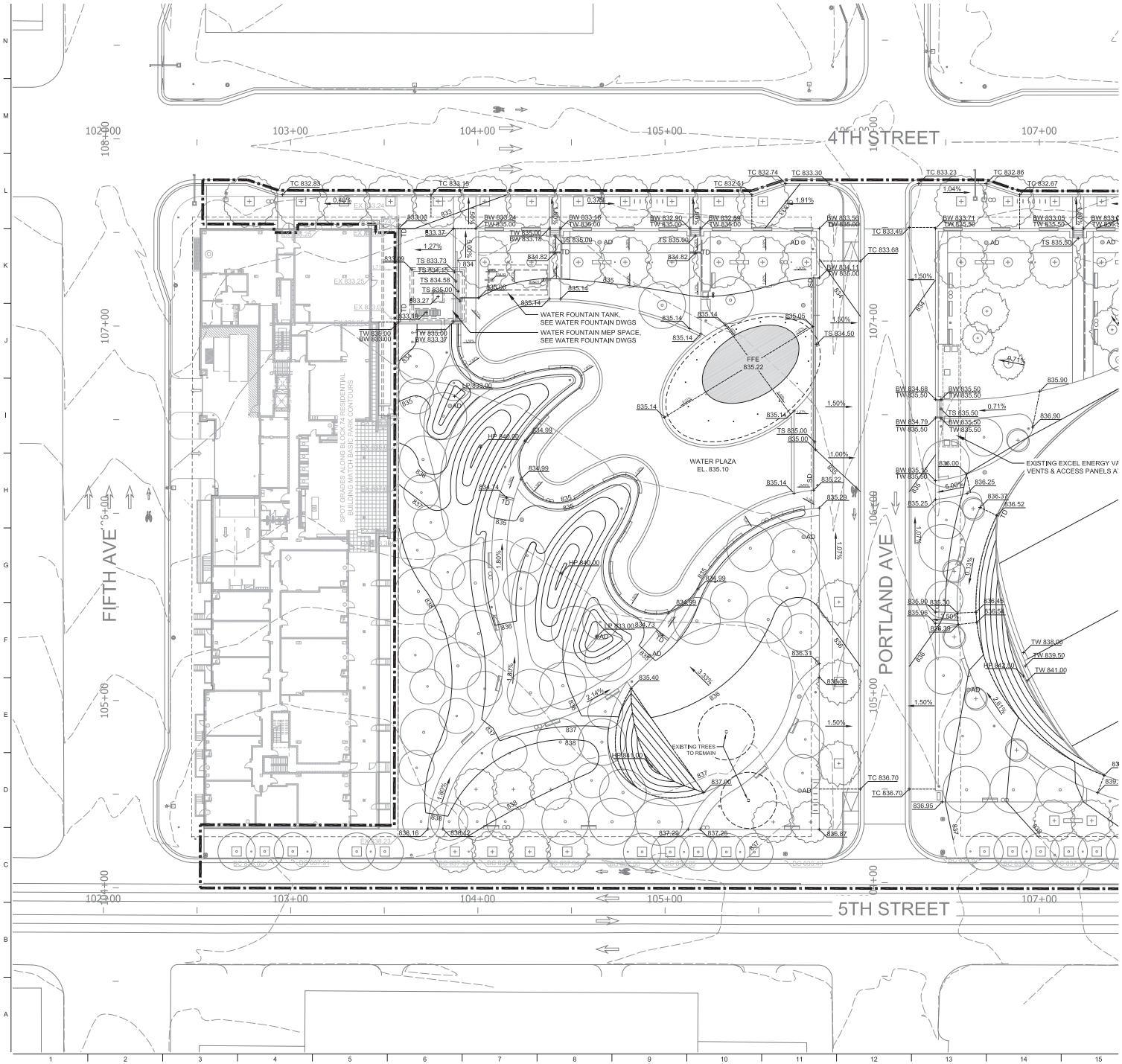
Project No.: MNC 1401
Drawn By: ML
Checked By: GMc
Date: 09/18/2015
Scale: 1" = 20'
0 10' 20' 40'

SHEET TITLE

LANDSCAPE GRADING PLAN BLOCK 74

SHEET NO.

L-111-P1



SHEET NOTES

1. SEE SHEET L-001-P1 FOR GENERAL LANDSCAPE NOTES, ABBREVIATIONS & SYMBOLS.

LEGEND

- LIMIT OF WORK (2' OFFSET)
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- BREAK LINE
- XXX.XX — EXISTING SPOT GRADE
- XXX.XX — PROPOSED SPOT GRADE
- X.XX% — SLOPE
- TD — TRENCH DRAIN, SEE CIVIL DWGS
- SD — SLOT DRAIN, SEE CIVIL DWGS

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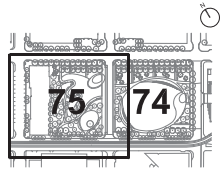
	DESIGN DEVELOPMENT	07/01/2015
	PDR RESUBMISSION	08/02/2015
	PDR RESUBMISSION	09/18/2015

KEY MAP



SHEET INFORMATION

Project No.: MNC 1401
Drawn By: ML
Checked By: GMc
Date: 09/18/2015
Scale: 1" = 20'
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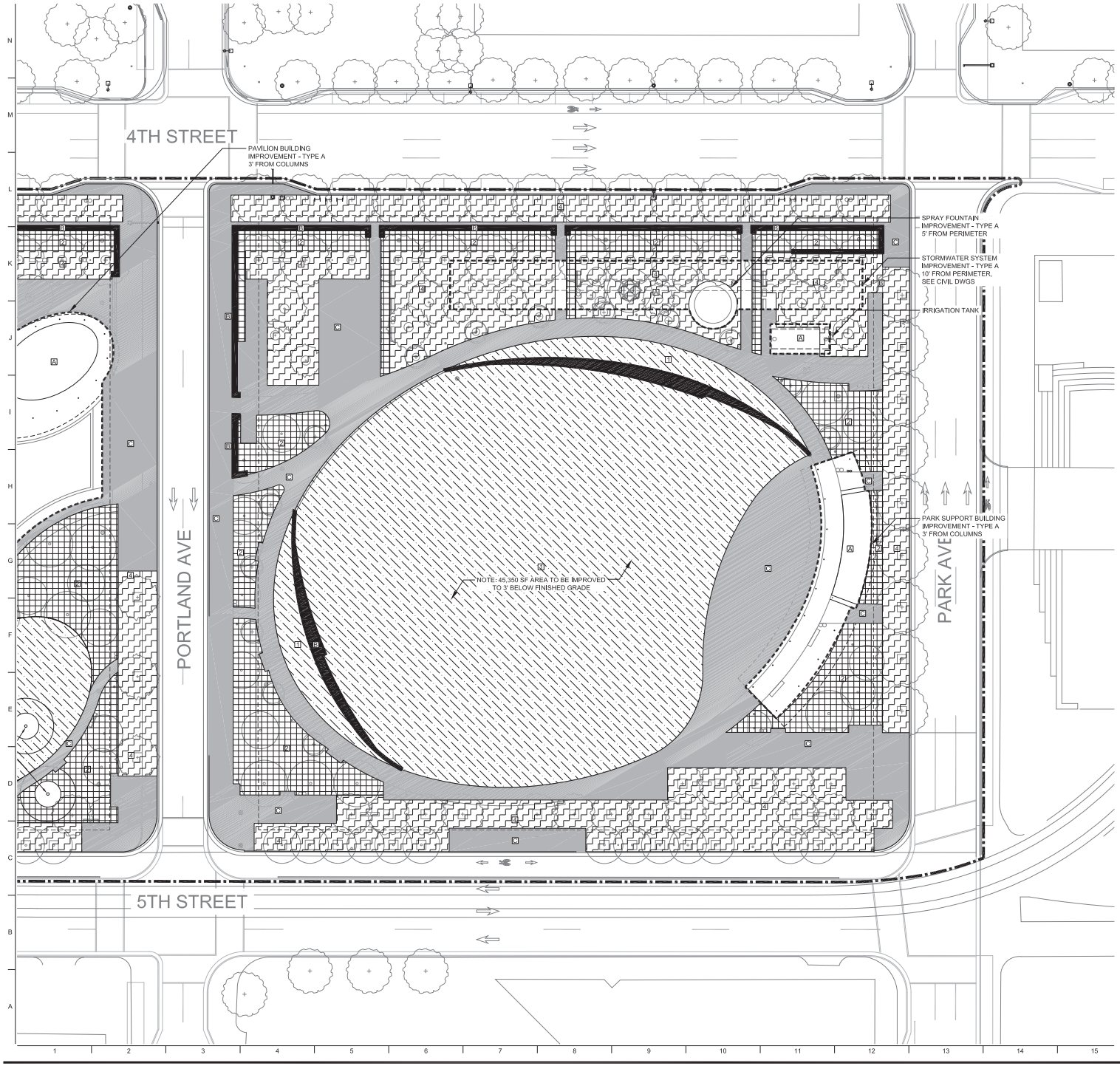
SHEET TITLE

LANDSCAPE GRADING PLAN BLOCK 75

SHEET NO.

L-112-P1



SHEET NOTES

1. SEE SHEET L-001-P1 FOR GENERAL LANDSCAPE NOTES, ABBREVIATIONS & SYMBOLS.
2. SEE SHEET L-060-P1 FOR TREE PLANTING SCHEDULE. SEE PACAKAGE #3 FOR PLANTING SCHEDULE, TREE PLANTING PLANS, AND PLANTING PLANS.
3. REFER TO GEOTECHNICAL REPORT FOR IMPROVED SOIL ZONES, SUBBASE & SUBGRADE IMPROVEMENT MATERIALS, COMPACTION & DEPTHS.
4. REFER TO CIVIL DWGS FOR SOIL IMPROVEMENTS AT UTILITY TRENCHES.
5. REFER TO REMEDIAL ACTION PLAN, PROPOSED EAST VILLAGE MIXED USE COMMERCIAL/RESIDENTIAL DEVELOPMENT, LIESCH COMPANIES, 9 OCTOBER 2013.

LEGEND

LIMIT OF WORK (2' OFFSET)

PROPERTY LINE

SUBBASE & SUBGRADE IMPROVEMENT - SEE NOTE 3

- A — IMPROVEMENT - TYPE A TO RESIDUAL
- B — IMPROVEMENT - TYPE B TO 5' BELOW FINISHED GRADE
- C — IMPROVEMENT - TYPE C TO 2' BELOW FINISHED GRADE

GROWING MEDIUM

- 1 — GROWING MEDIUM - TYPE 1 EVENT LAWN - 1' DEEP
- 2 — GROWING MEDIUM - TYPE 2 PLANTING - 2' DEEP
  Note: Tree planting requires min. 3' growing medium depth, see Package #3 for tree planting details.
- 3 — GROWING MEDIUM - TYPE 3 BIORETENTION - 3' DEEP
- 4 — GROWING MEDIUM - TYPE 4 TREES - MIN. 3' DEEP

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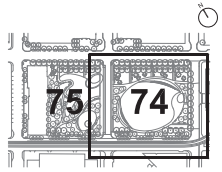
	PDR RESUBMISSION	09/18/2015

KEY MAP



SHEET INFORMATION

Project No.:	MNC 1401
Drawn By:	ML
Checked By:	GMc
Date:	09/18/2015
Scale:	1" = 20'

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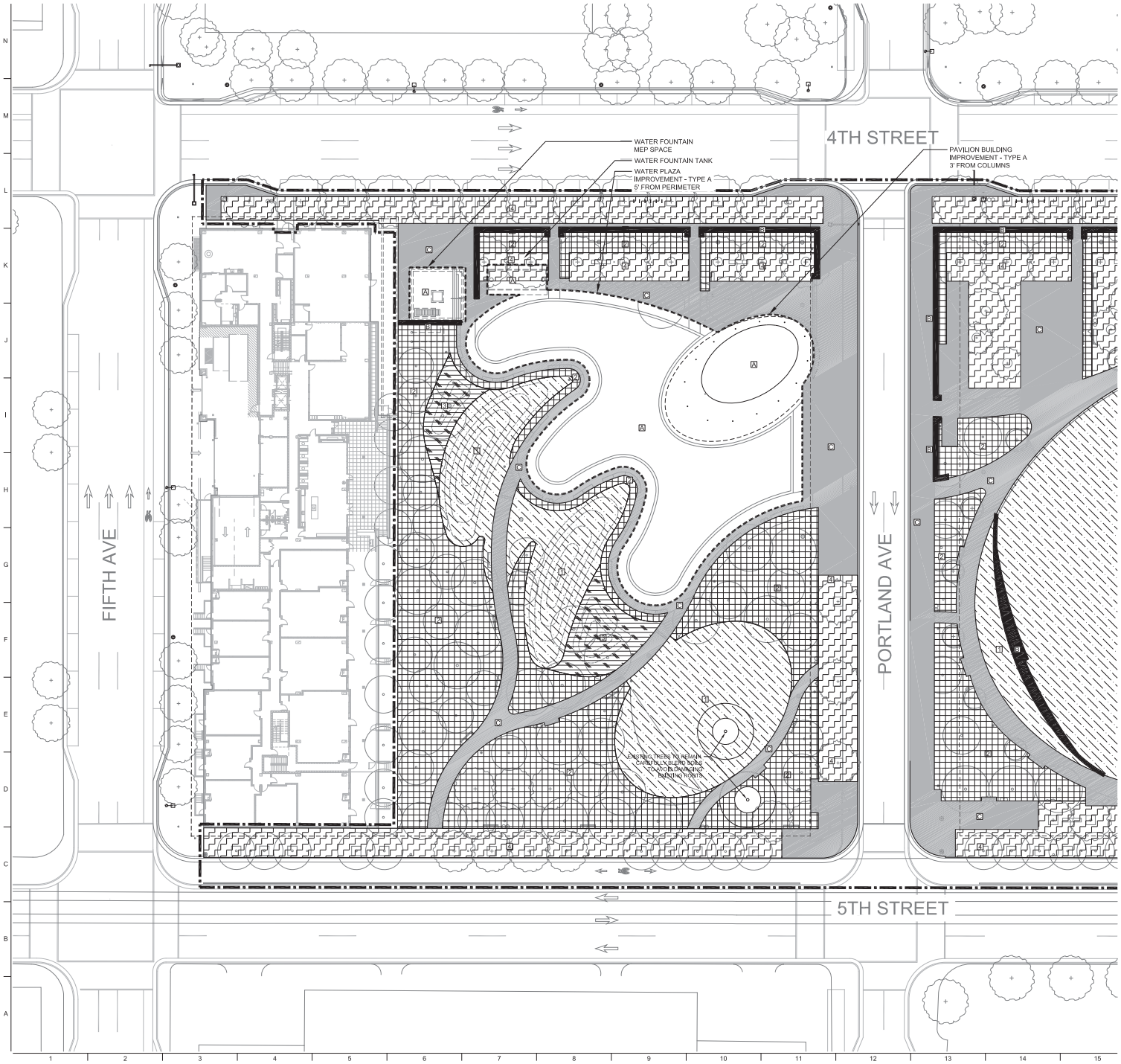
SHEET TITLE

LANDSCAPE SOILS PLAN BLOCK 74

SHEET NO.

L-151-P1



SHEET NOTES

1. SEE SHEET L-001-P1 FOR GENERAL LANDSCAPE NOTES, ABBREVIATIONS & SYMBOLS.
2. SEE SHEET L-060-P1 FOR TREE PLANTING SCHEDULE. SEE PACAKAGE #3 FOR PLANTING SCHEDULE, TREE PLANTING PLANS, AND PLANTING PLANS.
3. REFER TO GEOTECHNICAL REPORT FOR IMPROVED SOIL ZONES, SUBBASE & SUBGRADE IMPROVEMENT MATERIALS, COMPACTION & DEPTHS.
4. REFER TO CIVIL DWGS FOR SOIL IMPROVEMENTS AT UTILITY TRENCHES.
5. REFER TO REMEDIAL ACTION PLAN, PROPOSED EAST VILLAGE MIXED USE COMMERCIAL/RESIDENTIAL DEVELOPMENT, LIESCH COMPANIES, 9 OCTOBER 2013.

LEGEND

LIMIT OF WORK (2' OFFSET)

PROPERTY LINE

SUBBASE & SUBGRADE IMPROVEMENT - SEE NOTE 3

- IMPROVEMENT - TYPE A TO RESIDUAL
- IMPROVEMENT - TYPE B TO 5' BELOW FINISHED GRADE
- IMPROVEMENT - TYPE C TO 2' BELOW FINISHED GRADE

GROWING MEDIUM

- GROWING MEDIUM - TYPE 1 EVENT LAWN - 1' DEEP
- GROWING MEDIUM - TYPE 2 PLANTING - 2' DEEP
  Note: Tree planting requires min. 3' growing medium depth, see Package #3 for tree planting details.
- GROWING MEDIUM - TYPE 3 BIORETENTION - 3' DEEP
- GROWING MEDIUM - TYPE 4 TREES - MIN. 3' DEEP

PROJECT INFORMATION

Downtown East COMMONS

MINNEAPOLIS, MINNESOTA

CITY OF MINNEAPOLIS – OWNER
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NO.	DESCRIPTION	DATE
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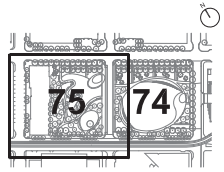
	DESIGN DEVELOPMENT	07/31/2015
	PDR RESUBMISSION	08/22/2015
	PDR RESUBMISSION	09/18/2015

KEY MAP



SHEET INFORMATION

Project No.: MNC 1401
Drawn By: ML
Checked By: GMc
Date: 09/18/2015
Scale: 1" = 20'

0 10' 20' 40'

SHEET TITLE

LANDSCAPE SOILS PLAN BLOCK 75

SHEET NO.

L-152-P1

MINNEAPOLIS, MINNESOTA

DOWNTOWN EAST COMMONS

VICINITY PLAN

0' 250' 500' 2000'

BLOCK 74 PARK PARCEL: 425 PORTLAND AVENUE
BLOCK 75 PARK PARCEL: 430 PORTLAND AVENUE

PDR SUBMISSION

PACKAGE 2: BUILDINGS & FOOTINGS

30 SEPTEMBER 2015

PROJECT INFORMATION

Downtown East
COMMONS

MINNEAPOLIS, MINNESOTA

CITY OF MINNEAPOLIS – OWNER
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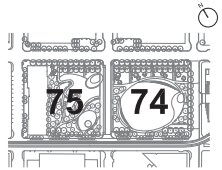
NO.	DESCRIPTION	DATE
	SCHEMATIC DESIGN	06/12/2015
	DESIGN DEVELOPMENT	08/28/2015
	PDR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

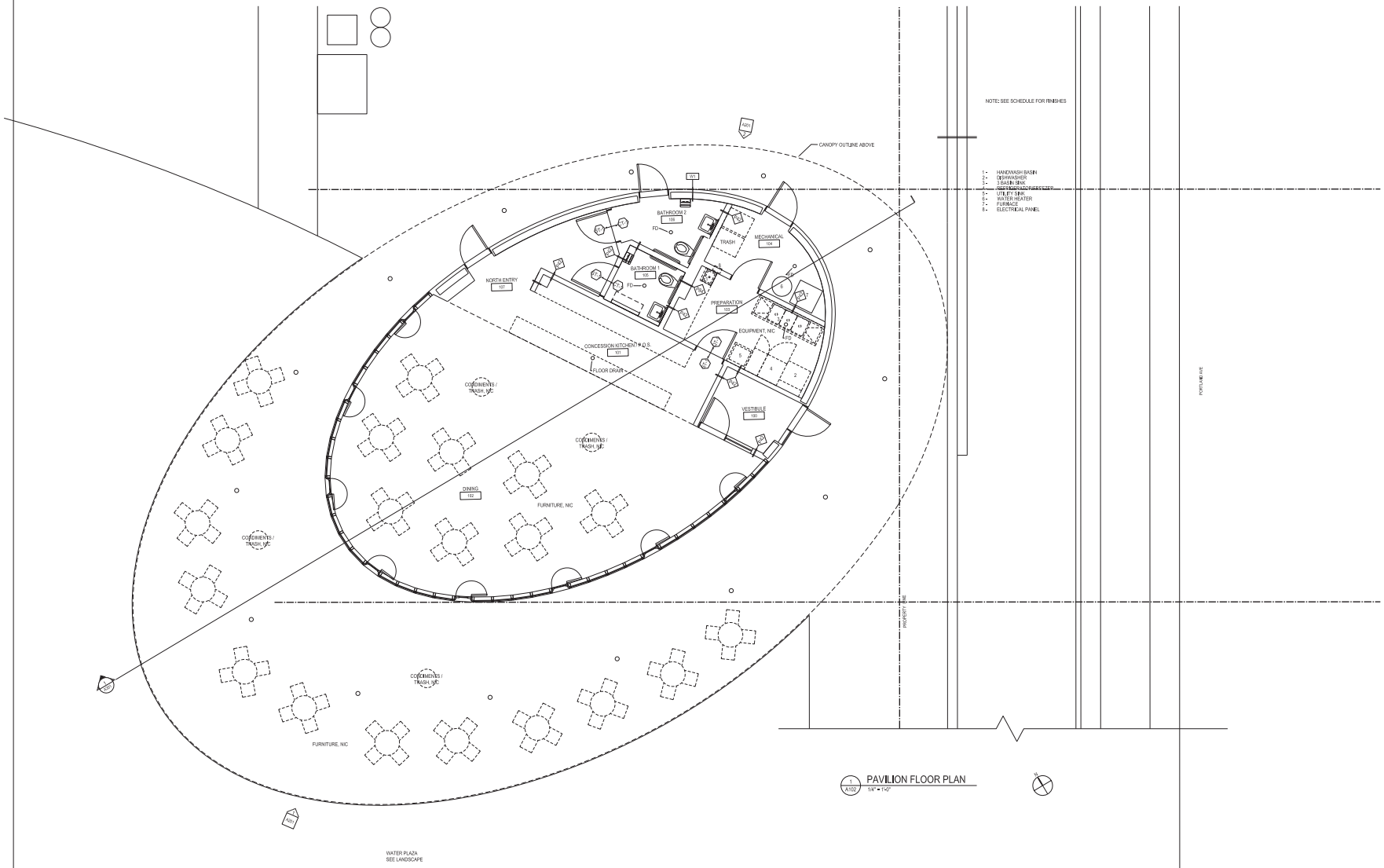
Project No.: MNC 1401
Drawn By: ML
Checked By: GMc
Date: 09/30/2015
Scale: NTS

SHEET TITLE

GENERAL COVER SHEET

SHEET NO.

G-001-P2



1 A102 PAVILION FLOOR PLAN
1/4" = 1'-0"

PROJECT INFORMATION

Downtown East COMMONS

MINNEAPOLIS, MINNESOTA

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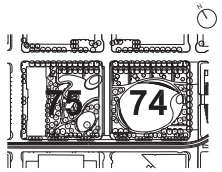
	DESIGN DEVELOPMENT	08/28/2015
	PDR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

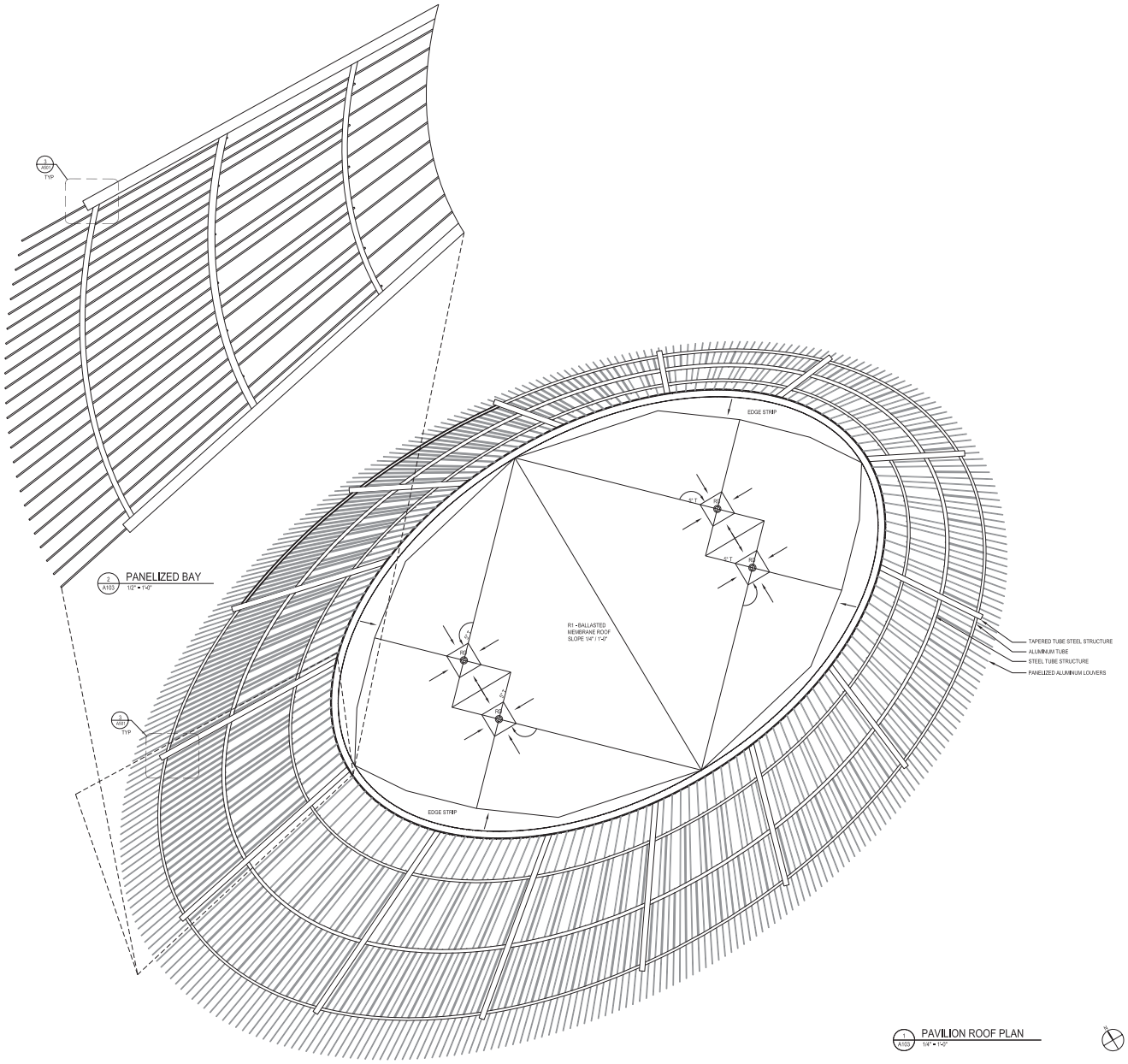
Project No.: MNC 1401
Drawn By: TJO, TT
Checked By: NTS
Date: 09/30/2015
Scale: 1/4" = 1'-0"

SHEET TITLE

ARCHITECTURAL PAVILION FLOOR PLAN

SHEET NO.

A-102-P2



2 / A103 PANELIZED BAY
1/2" = 1'-0"

1 / A103 PAVILION ROOF PLAN
1/4" = 1'-0"

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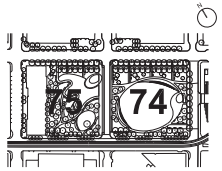
	SCHEMATIC DESIGN	06/12/2015
	DESIGN DEVELOPMENT	08/28/2015
	PDR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

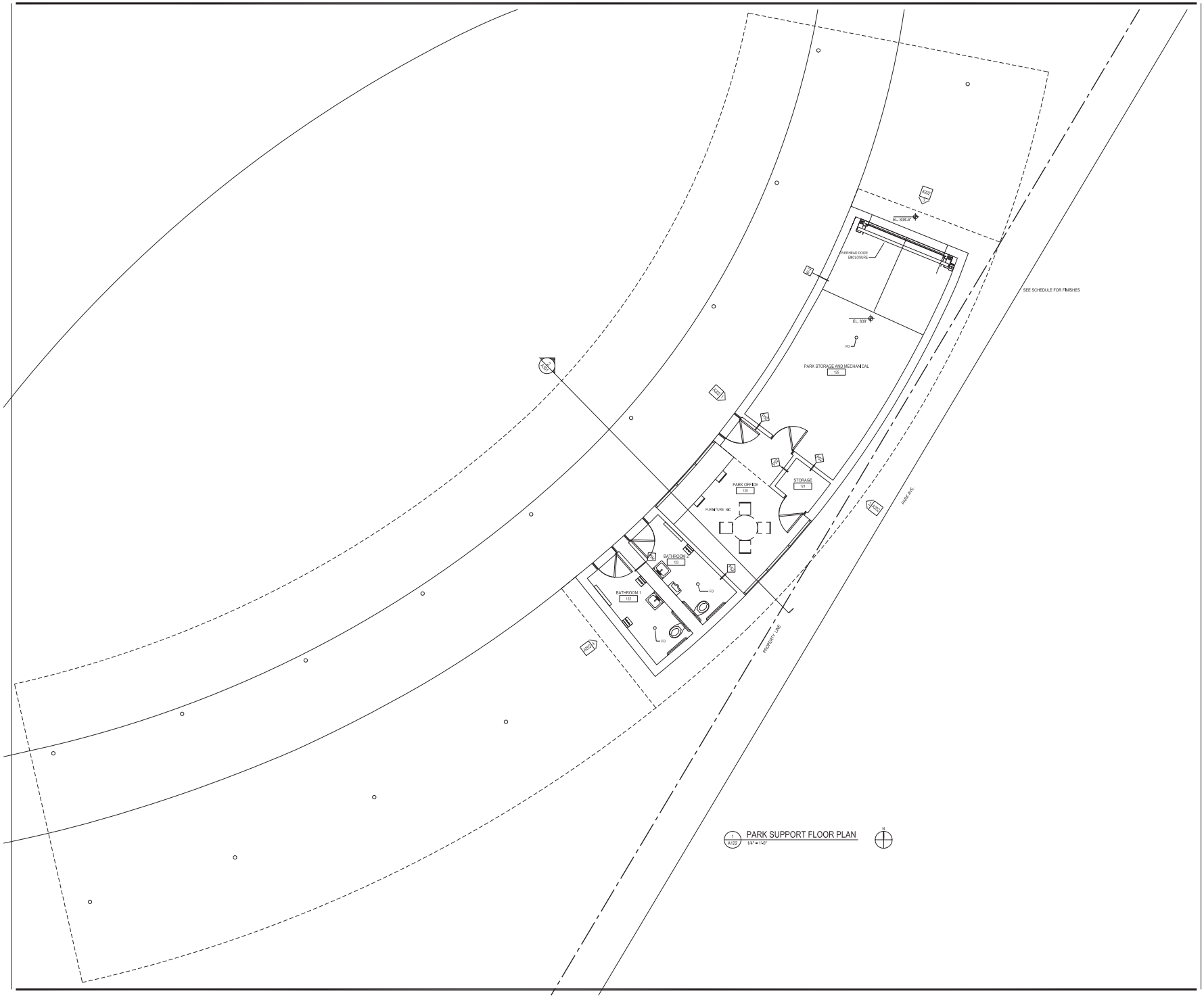
Project No.:	MNC 1401
Drawn By:	JWN
Checked By:	NTS
Date:	09/30/2015
Scale:	1/4" = 1'-0"

SHEET TITLE

ARCHITECTURAL PAVILION ROOF PLAN

SHEET NO.

A-103-P2



1 A122 PARK SUPPORT FLOOR PLAN
1/4" = 1'-0"

PROJECT INFORMATION

Downtown East COMMONS

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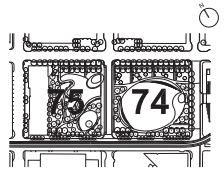
	DESIGN DEVELOPMENT	08/28/2015
	PDR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

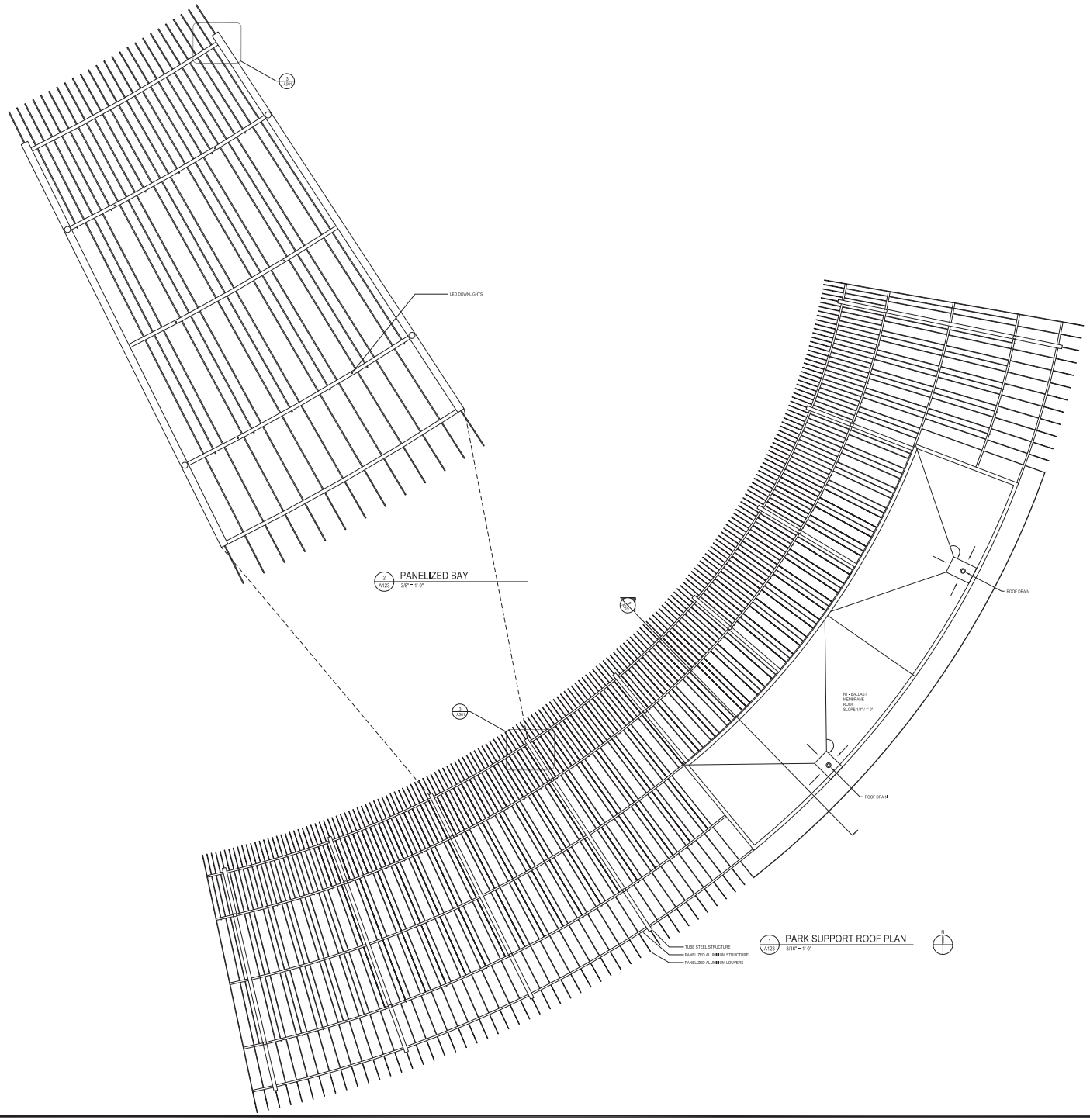
Project No.:	MNC 1401
Drawn By:	JWN, TT
Checked By:	NTS
Date:	09/30/2015
Scale:	1/4" = 1'-0"

SHEET TITLE

ARCHITECTURAL PARK SUPPORT FLOOR PLAN

SHEET NO.

A-122-P2



PROJECT INFORMATION

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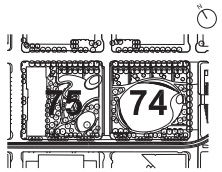
	PDR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

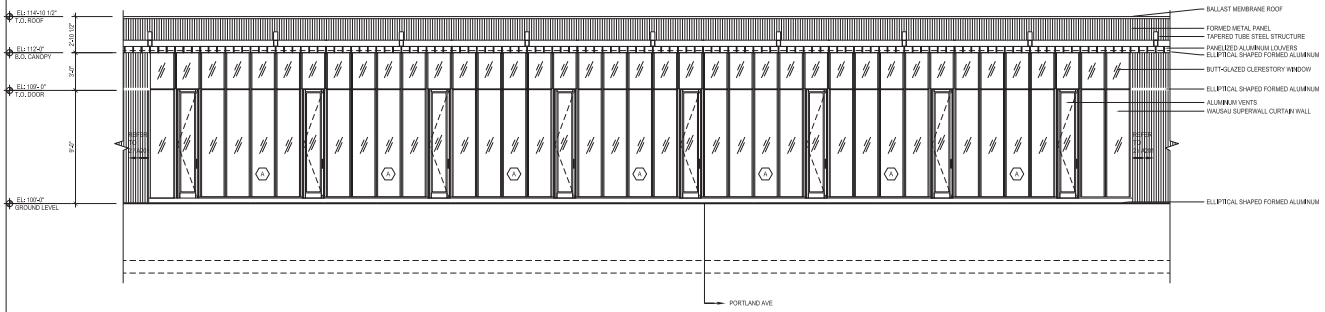
Project No.:	MNC 1401
Drawn By:	JWN
Checked By:	PRY
Date:	09/30/2015
Scale:	VARIES

SHEET TITLE

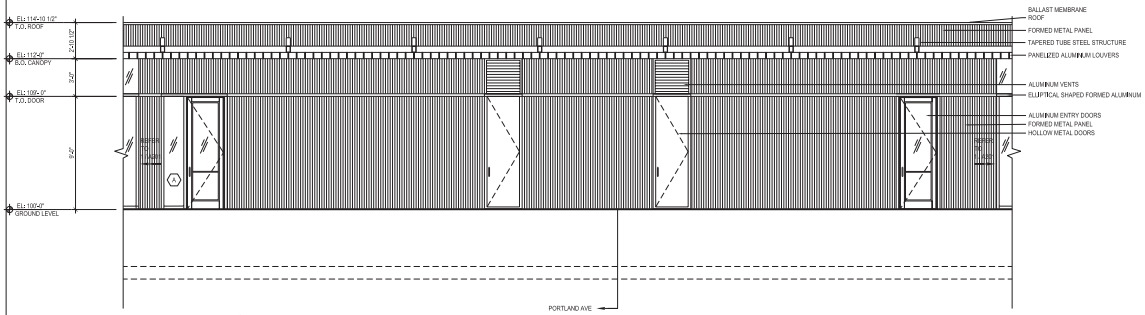
ARCHITECTURAL PARK SUPPORT ROOF PLAN

SHEET NO.

A-123-P2



1 A201 SOUTH / WEST FLATTENED ELEVATION
1/4" = 1'-0"



2 A201 NORTH / EAST FLATTENED ELEVATION
1/4" = 1'-0"

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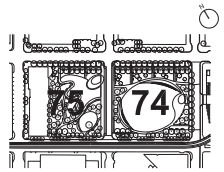
	PDR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

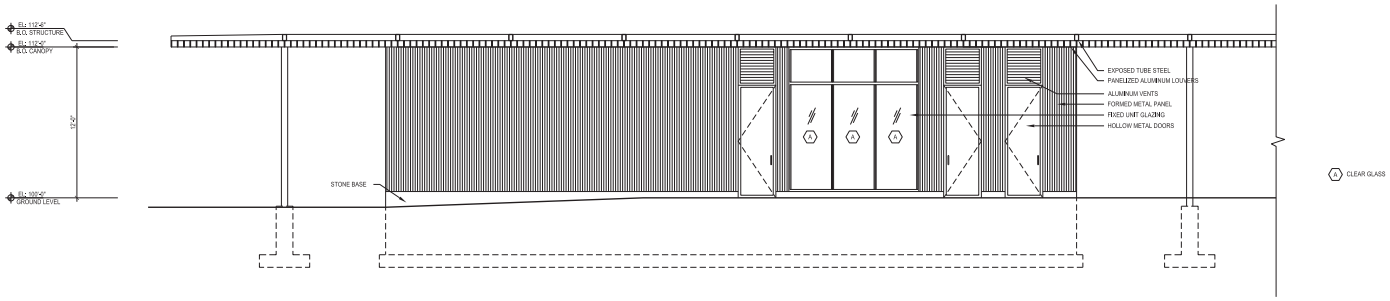
Project No.: MNC 1401
Drawn By: JWN, TT
Checked By: NTS
Date: 09/30/2015
Scale: 1/4" = 1'-0"

SHEET TITLE

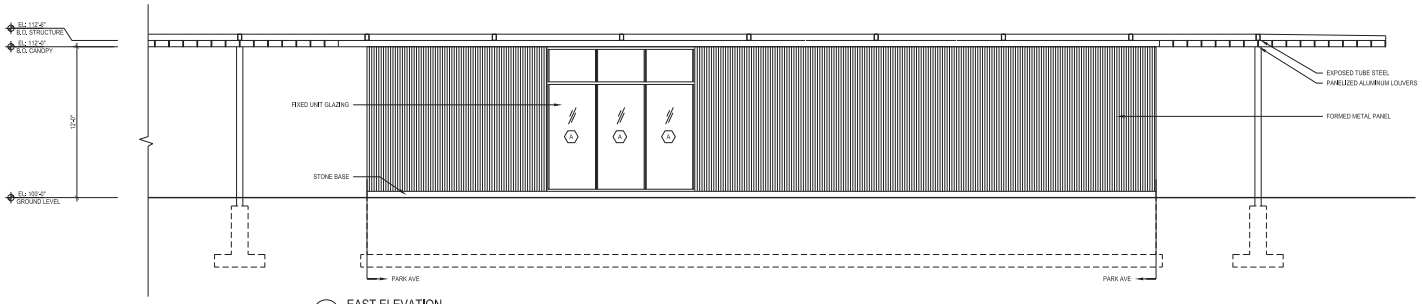
ARCHITECTURAL ELEVATIONS PAVILION

SHEET NO.

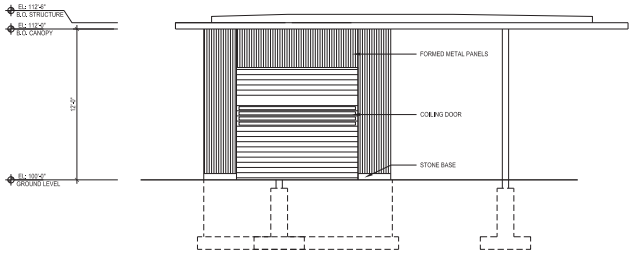
A-201-P2



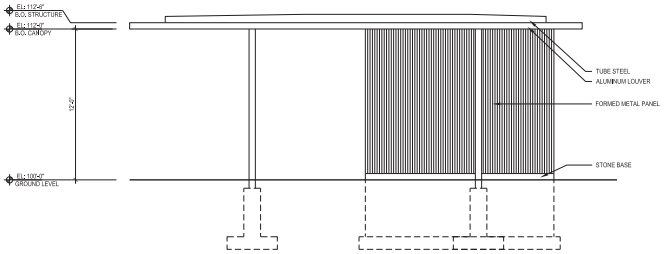
1 A202 WEST ELEVATION
1/4" = 1'-0"



2 A202 EAST ELEVATION
1/4" = 1'-0"



3 A202 NORTH ELEVATION
1/4" = 1'-0"



1 A202 SOUTH ELEVATION
1/4" = 1'-0"

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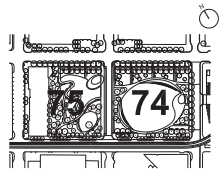
	PDR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

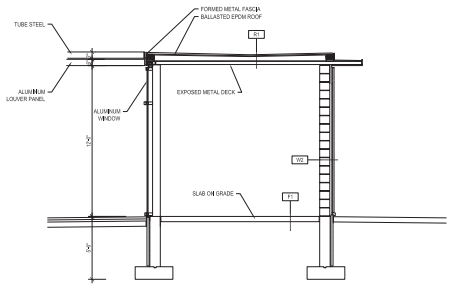
Project No.:	MNC 1401
Drawn By:	TJO, TT
Checked By:	NTS
Date:	09/30/2015
Scale:	1/4" = 1'-0"

SHEET TITLE

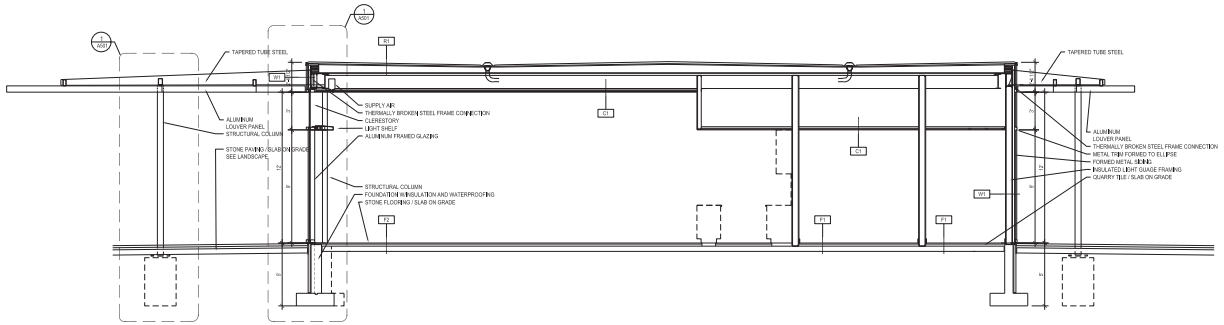
ARCHITECTURAL ELEVATIONS PARK SUPPORT

SHEET NO.

A-202-P2



2 A301 PARK SUPPORT SECTION
1/4" = 1'-0"



1 A301 PAVILION SECTION
1/4" = 1'-0"

PROJECT INFORMATION

Downtown East COMMONS

MINNEAPOLIS, MINNESOTA

CITY OF MINNEAPOLIS = OWNER
Department of Community Planning & Economic Development
www.ci.minneapolis.mn.us

Landscape Architecture = L
HARGREAVES ASSOCIATES
118 Magazine Street, Cambridge, MA 02138
www.hargreaves.com

Irrigation = LI
MAIN LINE CONSULTING
7620 Jennifer Lane, Prior Lake, MN 55372
www.mainlineconsulting.net

Local Landscape Architecture = LX
DAMON FARBER ASSOCIATES
401 2nd Ave N, Suite 410, Minneapolis, MN 55401
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SEAL/SIGNATURE

PROGRESS SET
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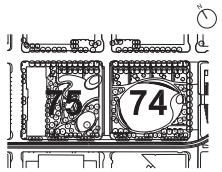
ISSUE/REVISIONS

NO.	DESCRIPTION	DATE
	SCHEMATIC DESIGN	06/12/2015
	DESIGN DEVELOPMENT	08/28/2015
	PDR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

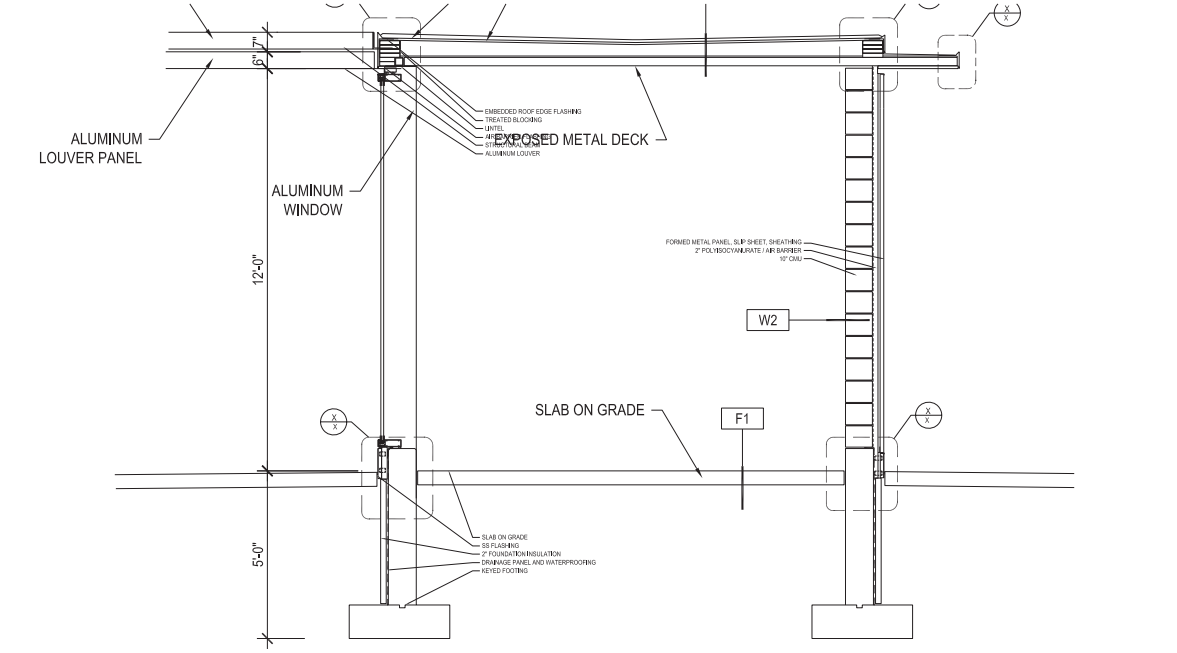
Project No.: MNC 1401
Drawn By: PRY
Checked By: NTS
Date: 09/30/2015
Scale: 1/4" = 1'-0"

SHEET TITLE

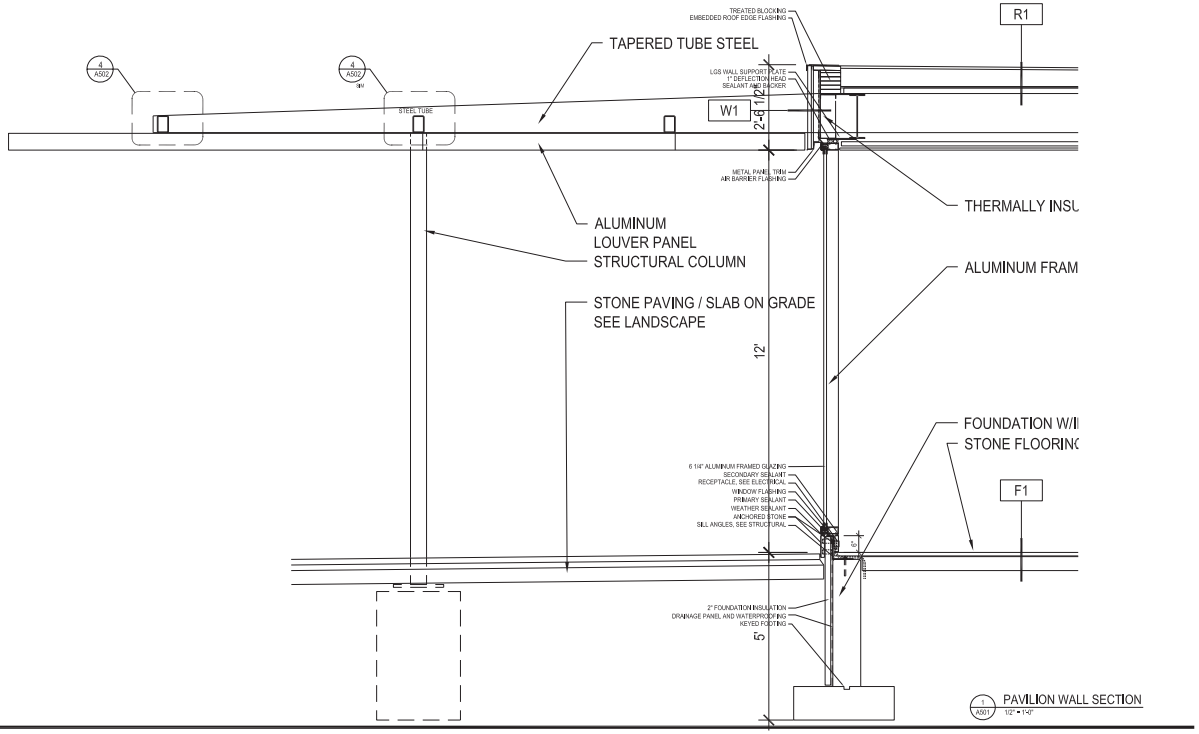
ARCHITECTURAL SECTIONS

SHEET NO.

A-301-P2



2 A501 PARK SUPPORT WALL SECTION 1/2" = 1'-0"



1 A501 PAVILION WALL SECTION 1/2" = 1'-0"

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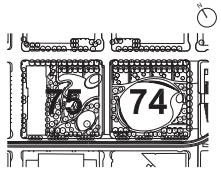
NO.	DESCRIPTION	DATE
	SCHEMATIC DESIGN	06/12/2015
	DESIGN DEVELOPMENT	08/28/2015
	PDR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

Project No.:	MNC 1401
Drawn By:	PRY
Checked By:	NTS
Date:	09/30/2015
Scale:	1/4" = 1'-0"

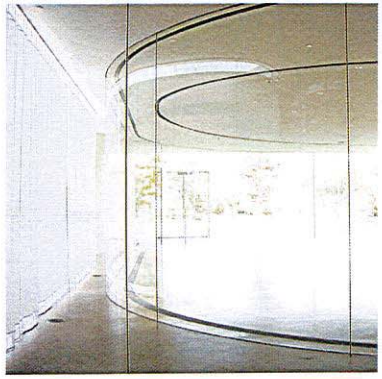
SHEET TITLE

ARCHITECTURAL WALL SECTIONS & DETAILS

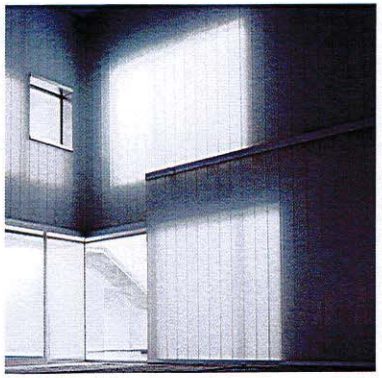
SHEET NO.

A-501-P2

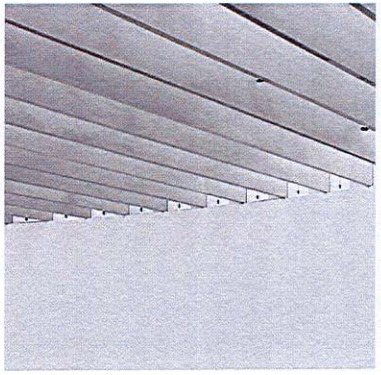
MATERIAL PALETTE



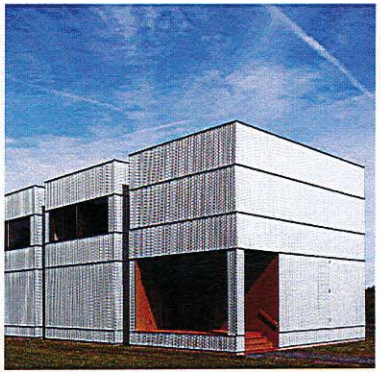
CLEAR GLASS



OBSURE GLASS



ALUMINUM LOUVERS
FINISH: PAINTED WHITE



FORMED ALUMINUM PANELS
FINISH: PAINTED WHITE

Material pallette for Buildings
Sample Board to be delivered
9/29/15

MINNEAPOLIS, MINNESOTA

DOWNTOWN EAST COMMONS

VICINITY PLAN

0' 250' 500' 2000'

BLOCK 74 PARK PARCEL: 425 PORTLAND AVENUE
BLOCK 75 PARK PARCEL: 430 PORTLAND AVENUE

PDR SUBMISSION

PACKAGE 3: LANDSCAPE

HARDSCAPE, SOFTSCAPE, FURNITURE, LIGHTING, WAYFINDING, WATER FOUNTAIN & IRRIGATION

30 SEPTEMBER 2015

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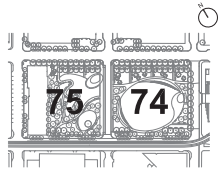
	DESIGN DEVELOPMENT	08/28/2015
	PDR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

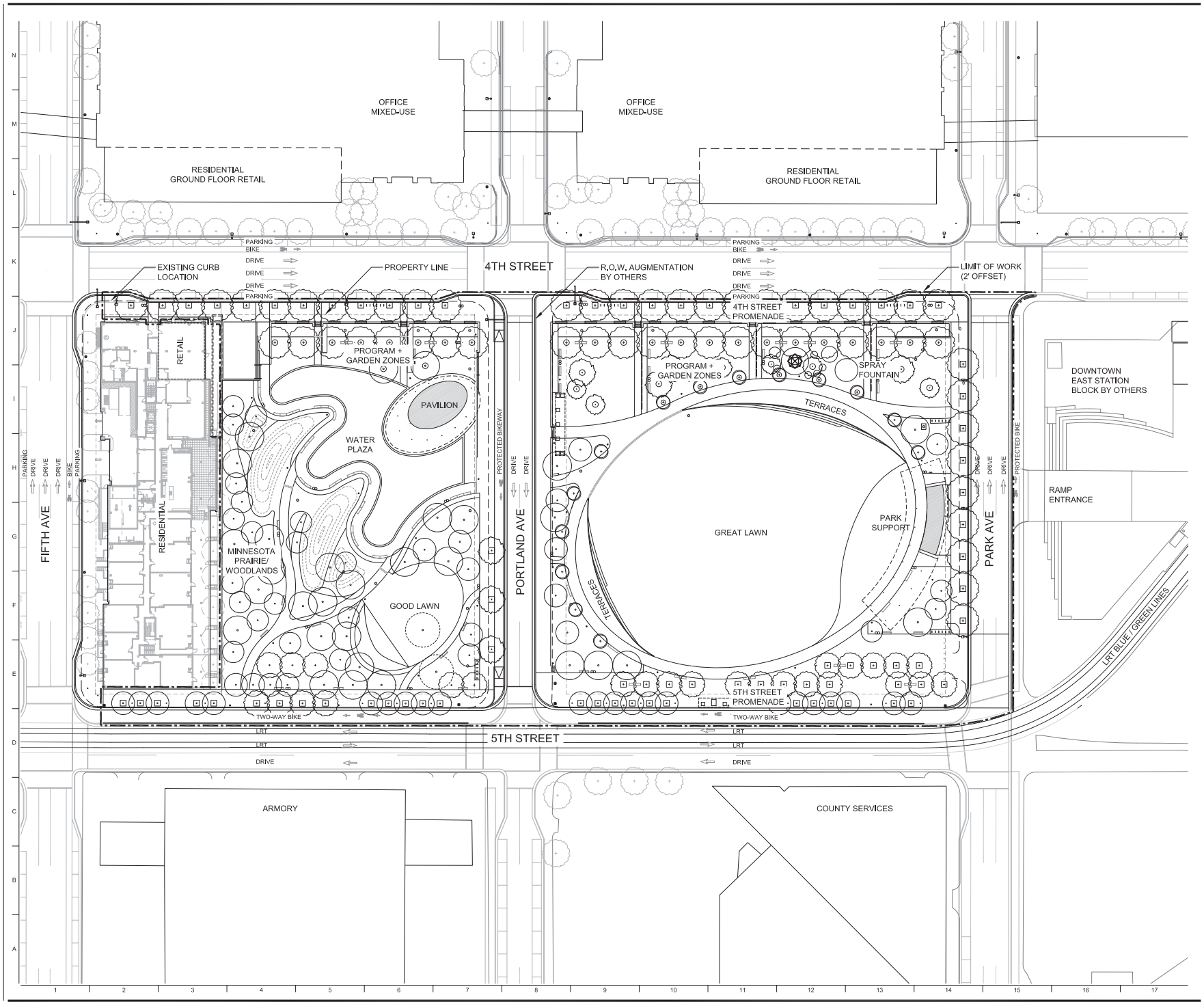
Project No.:	MNC 1401
Drawn By:	ML
Checked By:	GMc
Date:	09/30/2015
Scale:	NTS

SHEET TITLE

GENERAL COVER SHEET

SHEET NO.

G-001-P3



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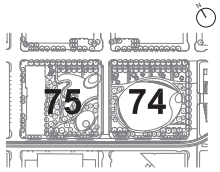
	FOR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

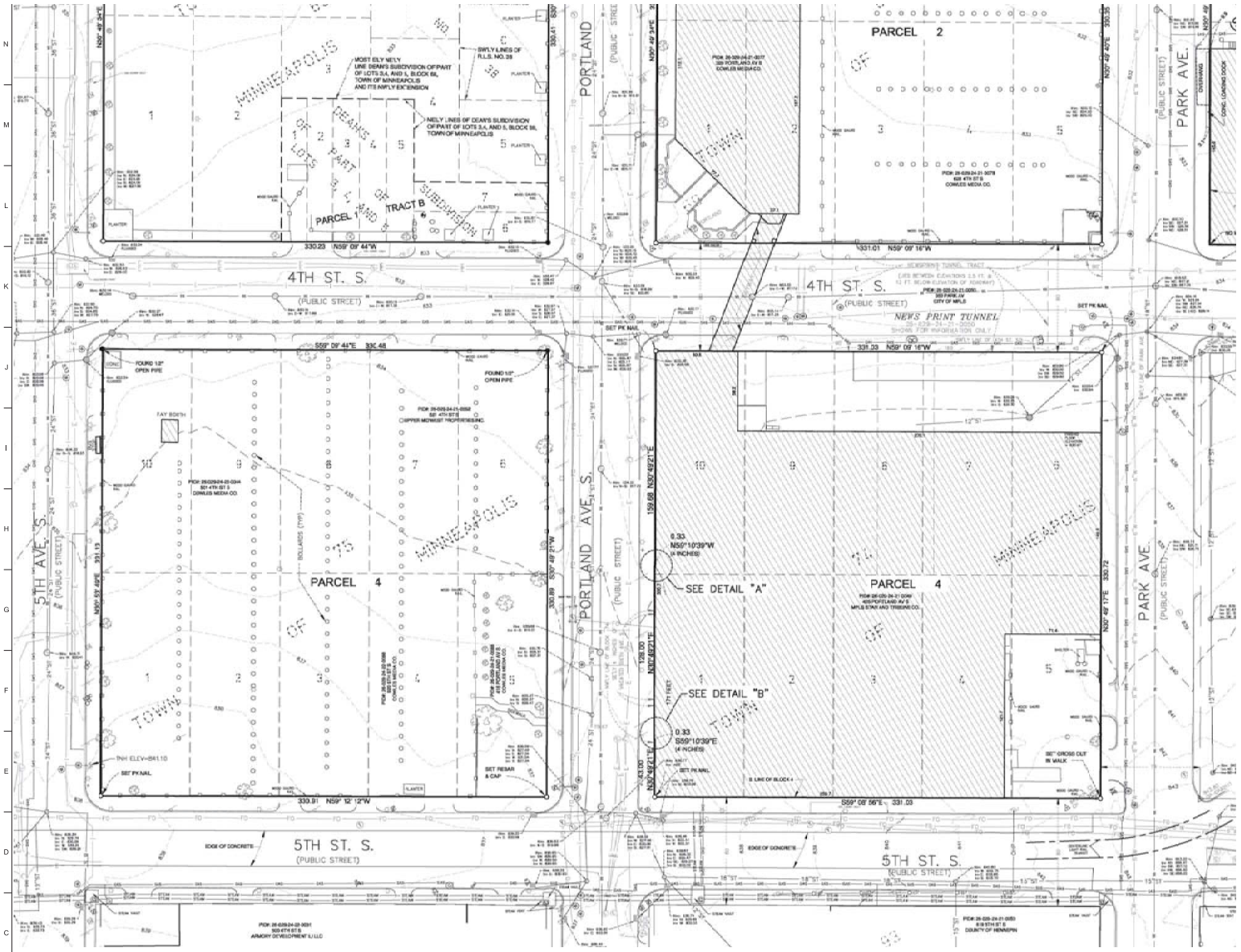
Project No.: MNC 1401
Drawn By: ML
Checked By: GMc
Date: 09/30/2015
Scale: 1" = 30'
0 15' 30' 60'

SHEET TITLE

GENERAL SITE ORIENTATION PLAN

SHEET NO.

G-003-P3



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 feet.

VICINITY MAP

#	DATE	REVISION
1	07.16.13	Added Block 70
2	01.17.14	Revised Title Commitment & updated drawing
3	01.20.14	Revised Certification
4	01.31.14	Revision to west line of Block 74

I HEREBY CERTIFY THAT THIS PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

MICHAEL T. WILLIAMS
DATE: 2012/11/07
REGISTRATION NUMBER 44596

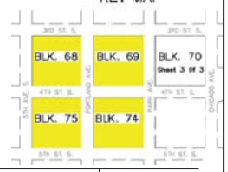
DRAWN BY	CHECKED BY
LCC / MRW	MRW
DATE	PROJECT #
2013.08.08	2013-031.2

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

811
Know what's below.
Call before you dig.

KEY MAP



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ENGINEERING
SURVEYING
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PLANNING

EVS, INC.
10250 Valley View Road, Suite 123
Eden Prairie, Minnesota 55344
Phone 952-646-2236
Fax 952-646-0290
www.evs-eng.com

LEGEND

STATION MARK		SANITARY SEWER	ELECTRIC MH		8" WATER	WATER SHUT OFF		MAJOR CONTOUR INTERVAL	
BENCH MARK		SANITARY FORCEMAIN	ELECTRIC PEDESTAL		8" WATER	WATER METER		MINOR CONTOUR INTERVAL	
FOUND P		SANITARY SERVICE	ELECTRIC METER		12" WATER	BOLLARD		CONCRETE CURBING	
SET IP		STORM SEWER	TRANSFORMER		8" STORM	SIGN		EXISTING BUILDING	
STORM IH		TELEPHONE	LIGHT		12" STORM	SIGN			
SANITARY MH		FIBER OPTIC	UTILITY POLE		15" ST	HAND HOLE			
SANITARY CLEAN OUT		CABLE TELEVISION	GUY WIRE		18" ST	FLAGPOLE			
CLEAN OUT		COMMUNICATION LINE	GAS MH		24" ST	SPOT ELEVATION			
COMMUNICATION MH		ELECTRIC	GAS METER		36" ST	DECIDUOUS TREE			
UNKNOWN MH		OVERHEAD POWER	GAS VALVE		6"CM	STEAM LINE			
STEAM MH		UNDERGROUND POWER	WATER MH		FENCE				
COMMUNICATION MH		OVERHEAD UTILITY	WELL		FENCE				
TELEPHONE PEDESTAL		WATER	HYDRANT		FENCE				
TELEVISION PEDESTAL		GAS	WATER VALVE		EDGE OF WATER				

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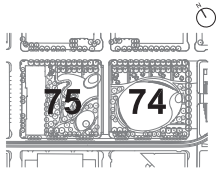
KEY MAP



SHEET INFORMATION

Project No.:	MNC 1401
Drawn By:	n/a
Checked By:	n/a
Date:	09/30/2015
Scale:	1" = 30'

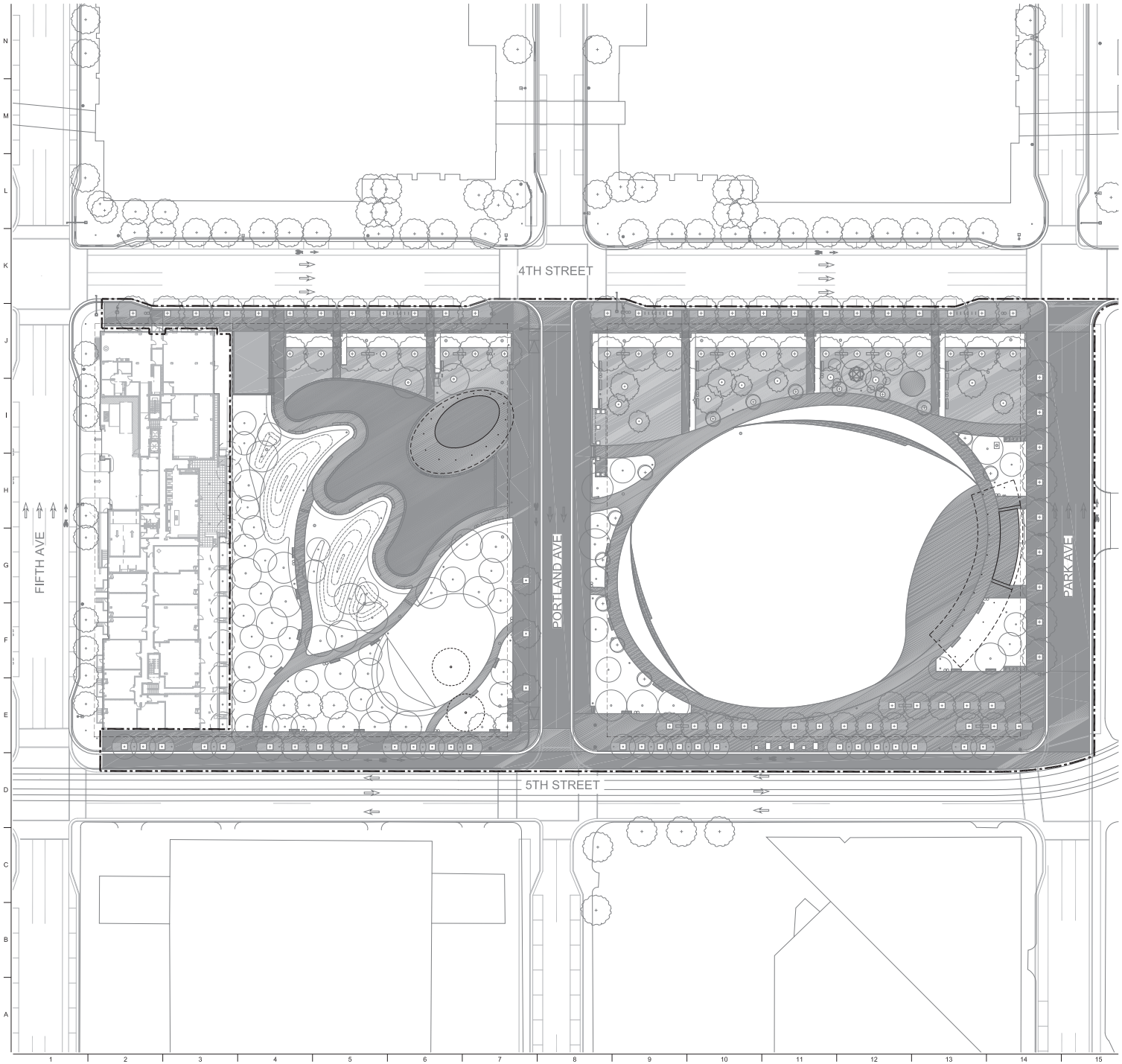
0 15' 30' 60'

SHEET TITLE

GENERAL EXISTING CONDITIONS SURVEY

SHEET NO.

G-004-P3



SHEET NOTES

1. SEE SHEET L-001-P3 FOR GENERAL LANDSCAPE NOTES, ABBREVIATIONS & SYMBOLS.
2. SEE MATERIALS SCHEDULE L-030-P3 & MATERIALS PLANS L-131-P3 & L-132-P3.

LEGEND

- LIMIT OF WORK (2' OFFSET)
- PROPERTY LINE
- HARDSCAPE, IMPERMEABLE (CIP, CUP, TERRACES, WALL, BUILDINGS, EXCL. CURB & GUTTER)
- HARDSCAPE, PERMEABLE (POROUS UNIT PAVING, POROUS GRANULAR PAVING)

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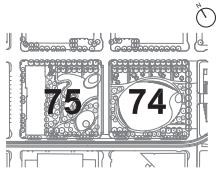
KEY MAP



SHEET INFORMATION

Project No.: MNC 1401
Drawn By: ML
Checked By: GMc
Date: 09/30/2015
Scale: 1" = 30'

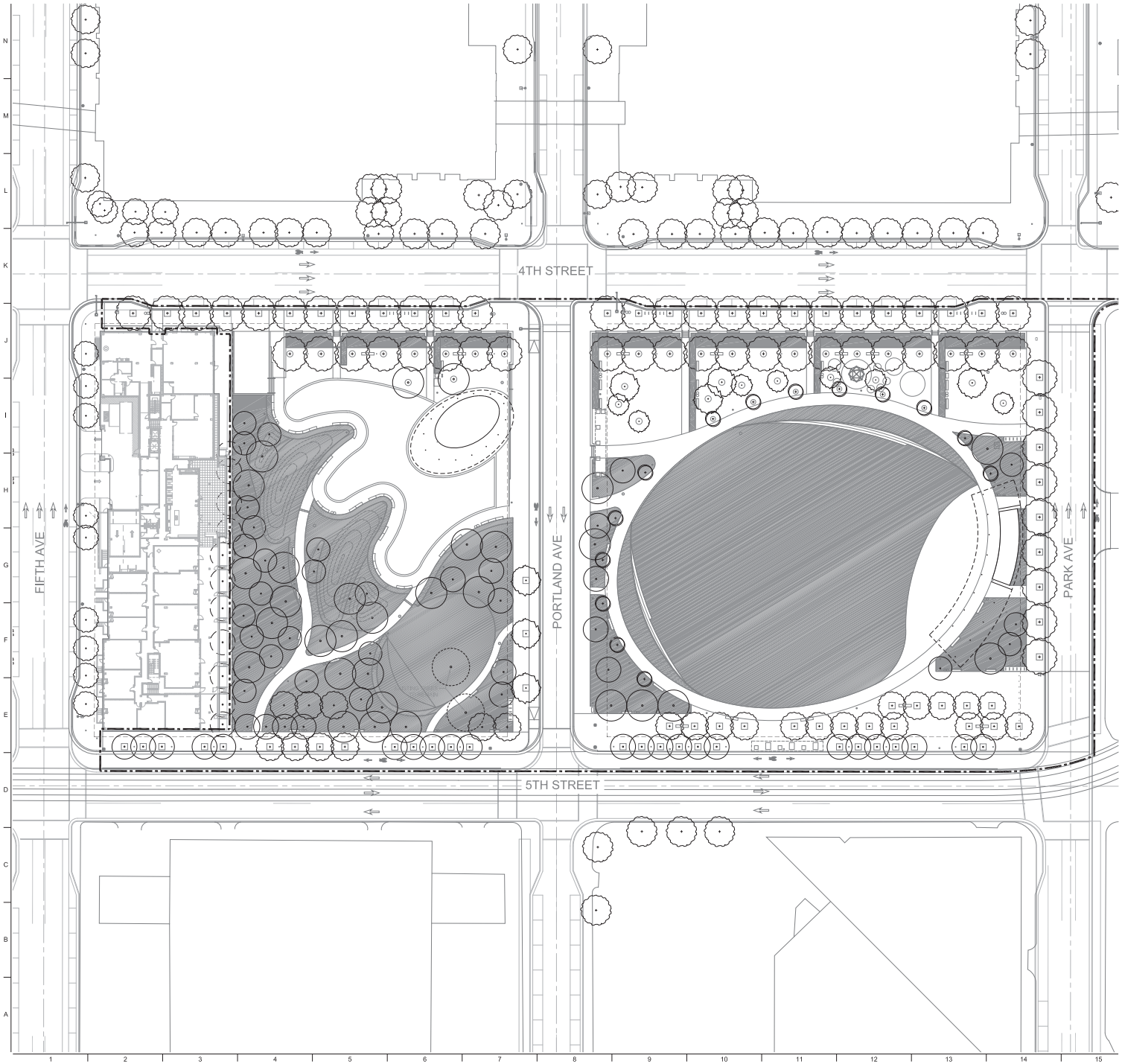
0 15' 30' 60'

SHEET TITLE

LANDSCAPE SITE HARDSCAPE PLAN

SHEET NO.

L-003-P3



SHEET NOTES

1. SEE SHEET L-001-P3 FOR GENERAL LANDSCAPE NOTES, ABBREVIATIONS & SYMBOLS.
2. SEE TREE PLANTING SCHEDULE L-060-P1 & TREE PLANTING PLANT L-161-P3 & L-162-P3; SEE PLANTING SCHEDULE L-070-P3 & PLANTING PLANS L-171-P3 & L-172-P3.

LEGEND

LIMIT OF WORK (2' OFFSET)

PROPERTY LINE

SOFTSCAPE
(TREES, PLANT COMMUNITIES)

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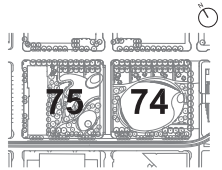
	FOR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

Project No.: MNC 1401
Drawn By: ML
Checked By: GMc
Date: 09/30/2015
Scale: 1" = 30'
0 15' 30' 60'

SHEET TITLE

LANDSCAPE SITE SOFTSCAPE PLAN

SHEET NO.

L-006-P3

MATERIALS

SYMBOL / ABBREVIATION	ELEMENT	MATERIAL PROFILE / ASSEMBLY SUMMARY *REFER TO SPECIFICATION & DETAILS FOR COMPLETE DESCRIPTION*	PRODUCTS / MANUFACTURER *OR APPROVED EQUAL, REFER TO SPECIFICATION*	MOCK UP	NOTES
PAVEMENT - MONOLITHIC					
1	**PAVING - TYPE 1** ASPHALT ROAD W/ CHIP SEAL *Portland Ave and Park Ave*	STONE DUST BLOT COAT CHIP SEAL ASPHALT PAVING, WEARING COURSE ASPHALT PAVING, BINDER COURSE COMPACTED AGGREGATE SUBBASE, SEE CIVIL DWGS *SEE DETAIL 01/L-520-P3*			
2A 2B	**PAVING - TYPE 2** CONCRETE PAVING W/ INTEGRAL COLOR TRAFFICABLE *Park and Avenue sidewalks* *Portland Avenue bikeway*	6" REINFORCED CONCRETE PAVEMENT, W/ INTEGRAL COLOR, BROOM FINISH 12" COMPACTED AGGREGATE SUBBASE, SEE CIVIL DWGS *SEE DETAIL 02/L-520-P3*	2A: PRODUCT: CHROMIX INTEGRAL COLOR ADMIXTURE MANUFACTURER: SCOFIELD COLOR: TBD 2B: PRODUCT: INTEGRAL COLOR MANUFACTURER: CEMSTONE COLOR: CPC123L 'BLACK ICE'		
PAVEMENT - UNIT					
3A	**PAVING - TYPE 3A** CONCRETE UNIT PAVING TRAFFICABLE *5th Street Promenade* ***Impermeable***	6"x12"x3" NOMINAL CONCRETE UNIT PAVING, POLYMERIC SAND SWEPT JOINTS, CUSTOM COLOR & FINISH 1" SAND SETTING BED 8" COMPACTED AGGREGATE SUBBASE, SEE CIVIL DWGS *SEE DETAIL 03/L-520-P3*	PRODUCT: TBD MANUFACTURER: UNILOCK, ANCHOR, OR HANOVER COLOR: TBD		
3B	**PAVING - TYPE 3B** CONCRETE UNIT PAVING TRAFFICABLE *5th Street Promenade* *Permeable*	6"x12"x3" NOMINAL CONCRETE UNIT PAVING, OPEN-GRADED STONE JOINTS, CUSTOM COLOR & FINISH 6" OPEN GRADED STONE SETTING BED FILTER FABRIC 12" OPEN GRADED STONE BASE, 18" OPEN GRADED STONE SUBBASE, FILTER FABRIC, SEE CIVIL DWGS *SEE DETAIL 04/L-520-P3*	PRODUCT: TBD MANUFACTURER: UNILOCK, ANCHOR, OR HANOVER COLOR: TBD		
3C	**PAVING - TYPE 3C** CONCRETE UNIT PAVING TRAFFICABLE *5th Street Promenade* *In road*	6"x12"x4" NOMINAL CONCRETE UNIT PAVING, POLYMERIC SAND SWEPT JOINTS, CUSTOM COLOR & FINISH 3/4" SAND-ASPHALT SETTING BED W/ NEOPRENE ADHESIVE REINFORCED CONCRETE SLAB, SEE STRUCTURAL DWGS *SEE DETAIL 05/L-520-P3*	PRODUCT: TBD MANUFACTURER: UNILOCK, ANCHOR, OR HANOVER COLOR: TBD		
4A	**PAVING - TYPE 4A** CONCRETE UNIT PAVING TRAFFICABLE *4th Street Promenade*	6"x12"x3" NOMINAL CONCRETE UNIT PAVING, POLYMERIC SAND SWEPT JOINTS, CUSTOM COLOR & FINISH 1" SAND SETTING BED 8" COMPACTED AGGREGATE SUBBASE, SEE CIVIL DWGS *SEE DETAIL 03/L-520-P3*	PRODUCT: TBD MANUFACTURER: UNILOCK, ANCHOR, OR HANOVER COLOR: TBD		
4B	**PAVING - TYPE 4B** CONCRETE UNIT PAVING TRAFFICABLE *4th Street Promenade* *Permeable*	6"x12"x3" NOMINAL CONCRETE UNIT PAVING, OPEN-GRADED STONE JOINTS, CUSTOM COLOR & FINISH 6" OPEN GRADED STONE SETTING BED FILTER FABRIC 12" OPEN GRADED STONE BASE, 18" OPEN GRADED STONE SUBBASE, FILTER FABRIC, SEE CIVIL DWGS *SEE DETAIL 04/L-520-P3*	PRODUCT: TBD MANUFACTURER: UNILOCK, ANCHOR, OR HANOVER COLOR: TBD		
4C	**PAVING - TYPE 4C** CONCRETE UNIT PAVING TRAFFICABLE *4th Street Promenade* *In road*	6"x12"x4" NOMINAL CONCRETE UNIT PAVING, POLYMERIC SAND SWEPT JOINTS, CUSTOM COLOR & FINISH 3/4" SAND-ASPHALT SETTING BED W/ NEOPRENE ADHESIVE REINFORCED CONCRETE SLAB, SEE STRUCTURAL DWGS *SEE DETAIL 05/L-520-P3*	PRODUCT: TBD MANUFACTURER: UNILOCK, ANCHOR, OR HANOVER COLOR: TBD		
5	**PAVING - TYPE 5** STONE UNIT PAVING TRAFFICABLE *Water Plaza*	24" x 24" x 3" NOMINAL STONE UNIT PAVING, GRANITE 2-1/2" REINFORCED ACRYLIC-MODIFIED MORTAR SETTING BED DRAINAGE BOARD CONCRETE SUBSLAB, SEE STRUCTURAL DWGS *SEE DETAIL 06/L-520-P3*	PRODUCT: GRANITE MANUFACTURER: COLDSPRING COLOR: MESABI BLACK		

SYMBOL / ABBREVIATION	ELEMENT	MATERIAL PROFILE / ASSEMBLY SUMMARY *REFER TO SPECIFICATION & DETAILS FOR COMPLETE DESCRIPTION*	PRODUCTS / MANUFACTURER *OR APPROVED EQUAL, REFER TO SPECIFICATION*	MOCK UP	NOTES
PAVEMENT - GRANULAR					
6	**PAVING - TYPE 6** POROUS PAVING TRAFFICABLE *Program Zones*	2" PERMEABLE PAVING 6" COMPACTED COURSE AGGREGATE, SEE CIVIL DWGS FILTER FABRIC 8" STABILIZED SUBBASE, SEE CIVIL DWGS	PRODUCT: FLEXIPAVE MANUFACTURER: KBI INDUSTRIES COLOR: TBD		
PAVEMENT - REMOVABLE					
7	**PAVING - TYPE 7** TEMPORARY MAT TRAFFICABLE *Play Zone*	SYNTHETIC TURF MAT, REMOVABLE PERFORATED PAD, ONLY AREAS AS SHOWN IN PLANS			
WALLS					
WL-1	**WALL-TYPE 1** STONE VENEER WALL *straight*	18" DEEP STONE VENEER WALL, VARIABLE HEIGHT, SEE GRADING PLAN REINFORCED CONCRETE FOOTING, SEE STRUCTURAL DWGS SKATEBOARD PROTECTION *SEE DETAIL 01/L-535-P3*			
WL-2	**WALL-TYPE 2** STONE SOLID WALL *straight*	12" DEEP STONE SOLID WALL, VARIABLE HEIGHT, SEE GRADING PLAN REINFORCED CONCRETE FOOTING, SEE STRUCTURAL DWGS *SEE DETAIL 01/L-536-P3*			
STAIRS AND TERRACES					
ST-1	**STAIR - TYPE 1** STONE STAIR	SOLID STONE TREADS / RISERS REINFORCED CONCRETE FOOTING, SEE STRUCTURAL DWGS SEE DETAIL 01 / L-530-P3			
TCE-1	**TERRACE - TYPE 1** STONE SOLID TERRACE	SOLID STONE TERRACES, VARIABLE DIMENSIONS REINFORCED CONCRETE FOOTING, SEE STRUCTURAL DWGS SEE DETAIL 01 / L-540-P3			
CURBS AND EDGES					
CRB-1	**CURB - TYPE 1**	6" x 12" REINFORCED CONCRETE CURB & GUTTER			SEE G-005-P3 VEHICULAR ACCESS PLAN FOR LOCATIONS OF ROLLED CURB AND FLUSH CURB
CRB-2	**CURB-TYPE 2** CONCRETE CURB *straight*	CITY OF MINNEAPOLIS STANDARD B-624 CURB AND GUTTER MODIFIED			
EDG-1	**EDGING - TYPE 1**	GALVANIZED STEEL 5" x 1/4" GALV. STEEL EDGE WITH STAKES			

PROJECT INFORMATION

Downtown East COMMONS

MINNEAPOLIS, MINNESOTA

CITY OF MINNEAPOLIS – OWNER
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www.fountaindesigns.com

SEAL/SIGNATURE

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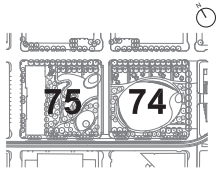
NO.	DESCRIPTION	DATE
	SCHEMATIC DESIGN	06/12/2015
	DESIGN DEVELOPMENT	08/28/2015
	FOR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

Project No.:	MNC 1401
Drawn By:	ML
Checked By:	GMc
Date:	09/30/2015
Scale:	1" = 30'

SHEET TITLE

LANDSCAPE MATERIALS SCHEDULE

SHEET NO.

L-030-P3

FURNITURE

SYMBOL / ABBREVIATION	ELEMENT	PROFILE / ASSEMBLY SUMMARY *REFER TO SPECIFICATION & DETAILS FOR COMPLETE DESCRIPTION*	PRODUCTS / MANUFACTURER *OR APPROVED EQUAL, REFER TO SPECIFICATION*	MOCK UP	NOTES
BN-1	**BENCH - TYPE 1**	BENCH WITH BACK CONCRETE FOOTING, SEE STRUCTURAL DWGS *SEE DETAIL 01/L-555-P3*	MODEL: ROUGH AND READY 6 MANUFACTURER: STREETLIFE MODEL: SOLITUDE MANUFACTURER: STREETLIFE MODEL: BALANCE MANUFACTURER: FORMS AND SURFACES		
BN-2	**BENCH - TYPE 2**	BENCH WITHOUT BACK CONCRETE FOOTING, SEE STRUCTURAL DWGS *SEE DETAIL 02/L-555-P3*	MODEL: ROUGH AND READY 6 MANUFACTURER: STREETLIFE MODEL: SOLITUDE MANUFACTURER: STREETLIFE		
BN-3	**BENCH - TYPE 3**	BENCH WITHOUT BACK ON WALL TYPE 1 *SEE DETAIL 01/L-556-P3*	MODEL: ROUGH AND READY TOPSEAT MANUFACTURER: STREETLIFE	YES	
BN-4	**BENCH - TYPE 4**	BENCH, CURVED, PRECAST CONCRETE *SEE DETAIL 02/L-556-P3*	CAST-IN-PLACE CONCRETE	YES	
BO-1	**BOLLARD - TYPE 1**	BOLLARD, REMOVEABLE 3-1/2" DIA, STAINLESS STEEL *SEE DETAIL 01/L-557-P3*	MODEL: STAINLESS STEEL, FLAT TOP, REMOVABLE W/ PADLOCK MANUFACTURER: CALPIPE		
BR-1	**BIKE RACK - TYPE 1**	BIKE RACK STAINLESS STEEL HOOP *SEE DETAIL 02/L-557-P3*	MODEL: HOOP, STAINLESS STEEL MANUFACTURER: DERO		
DF-1	**DRINKING FOUNTAIN - TYPE 1**	DRINKING FOUNTAIN *SEE DETAIL 0X/L-55X-P3*	MODEL: TBD MANUFACTURER: TBD		
TR-1	**RECEPTACLE - TYPE 1**	TRASH / RECYCLE RECEPTACLE (4) INCLUDING DOG WASTE RECEPTACLE *SEE DETAIL 03/L-557-P3*	MODEL: 3990, MOD-33 GALLON MANUFACTURER: EQUIPARC		
	TABLES AND CHAIRS	1 TABLE / 4 CHAIRS 25 SETS TOTAL	MODEL: LUXEMBOURG MANUFACTURER: FERMOB MODEL: PARK CENTRE MANUFACTURER: LANDSCAPE FORMS		
	PLAY BLOCKS	1 SET LARGE BLOCKS TEMPORARY AND MOVABLE	MODEL: BIG BLUE BLOCKS MANUFACTURER: IMAGINATION PLAYGROUND		
	PLAY EQUIPMENT	1 DOME TEMPORARY AND MOVABLE	MODEL: SPACEBALL - SMALL MANUFACTURER: BERLINER		

RAILING

SYMBOL / ABBREVIATION	ELEMENT	PROFILE / ASSEMBLY SUMMARY *REFER TO SPECIFICATION & DETAILS FOR COMPLETE DESCRIPTION*	PRODUCTS / MANUFACTURER *OR APPROVED EQUAL, REFER TO SPECIFICATION*	MOCK UP	NOTES
HR-1	**HANDRAIL - TYPE 1**	1-1/2" DIA STAINLESS STEEL HANDRAIL *SEE DETAIL 01/L-550-P3*			

LIGHTING

SEE LANDSCAPE LIGHTING, SIGNAGE, AND FURNITURE PLAN FOR LIGHTING LOCATIONS. SEE ELECTRICAL DWGS FOR ADDITIONAL INFORMATION.

SYMBOL / ABBREVIATION	ELEMENT	PROFILE / ASSEMBLY SUMMARY *REFER TO SPECIFICATION & DETAILS FOR COMPLETE DESCRIPTION*	PRODUCTS / MANUFACTURER *OR APPROVED EQUAL, REFER TO SPECIFICATION*	MOCK UP	NOTES
G1	**G1 LIGHT**	POLE-MOUNTED STREET LIGHT, BANNER ARM, BY OTHERS CONCRETE FOOTING, SEE STRUCTURAL DWGS *SEE DETAIL 01/L-565-P3*	SEE ELECTRICAL DWGS		
G2	**G2 LIGHT**	COLUMN LIGHT CONCRETE FOOTING, SEE STRUCTURAL DWGS *SEE DETAIL 02/L-565-P3*	SEE ELECTRICAL DWGS		
G3	**G3 LIGHT**	POLE-MOUNTED MULTI-HEADED AREA FLOOD LIGHT CONCRETE FOOTING, SEE STRUCTURAL DWGS *SEE DETAIL 01/L-566-P3*	SEE ELECTRICAL DWGS		
L1	**L1 LIGHT**	LINEAR BENCH LIGHT *SEE DETAIL 02/L-566-P3*	SEE ELECTRICAL DWGS	YES	
L2	**L2 LIGHT**	LINEAR PATH ACCENT LIGHT *SEE DETAIL 03/L-566-P3*	SEE ELECTRICAL DWGS	YES	

SIGNAGE

SYMBOL / ABBREVIATION	ELEMENT	PROFILE / ASSEMBLY SUMMARY *REFER TO SPECIFICATION & DETAILS FOR COMPLETE DESCRIPTION*	PRODUCTS / MANUFACTURER *OR APPROVED EQUAL, REFER TO SPECIFICATION*	MOCK UP	NOTES
INT-1	**INTERPRETIVE - TYPE 1**	EXISTING STAR TRIBUNE MARKER *SEE DETAIL 01/L-580-P3*			
REG-1	**REGULATORY / ID - TYPE 1** PARK RULES	GALVANIZED STEEL, ENGRAVED, CUSTOM GRAPHICS *SEE DETAIL 01/L-580-P3*			
REG-2	**REGULATORY - TYPE 2** WATER FOUNTAIN RULES	GALVANIZED STEEL, GLASS PANEL CUSTOM GRAPHICS *SEE DETAIL 01/L-580-P3*	MODEL: INFO BOARD MANUFACTURER: STREETLIFE		

PROJECT INFORMATION

Downtown East COMMONS

MINNEAPOLIS, MINNESOTA

CITY OF MINNEAPOLIS – OWNER
Department of Community Planning & Economic Development
www.ci.minneapolis.mn.us

Landscape Architecture = L
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SEAL/SIGNATURE

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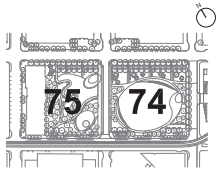
ISSUE/REVISIONS

NO.	DESCRIPTION	DATE
	SCHEMATIC DESIGN	06/12/2015
	DESIGN DEVELOPMENT	08/28/2015
	FOR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

Project No.:	MNC 1401
Drawn By:	ML
Checked By:	GMc
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Scale:	NTS

SHEET TITLE

LANDSCAPE LIGHTING, SIGNAGE & FURNITURE SCHEDULE

SHEET NO.

L-040-P3

TREES

SYMBOL / ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	NOTES
	EXISTING TREES TO REMAIN		n/a	2	SEE CIVIL DWGS FOR TREE PROTECTION PLAN AND DETAILS
	GINKGO BILOBA	GINKGO			
	ACER RUBRUM	RED MAPLE			
Af	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	6" caliper	22	
Ag	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	14' height	7	MULTI-STEM
Ap	ACER PLANTANOIDES 'COLUMNARE'	COLUMNAR NORWAY MAPLE	6" caliper	18	
Bp	BETULA POPULIFOLIA	WHITESPIRE BIRCH	6" caliper	12	MULTI-STEM
Ca	CORNUS ALTERNIFOLIA	CLUMP PAGODA DOGWOOD	14' height	14	
	ALT 1: SYRINGA RETICULATA	JAPANESE TREE LILAC CLUMP			
Cc	CERCIS CANADENSIS 'MINNESOTA STRAIN'	MINNESOTA STRAIN REDBUD	14' height	7	
Gb	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	6" caliper	7	MALE ONLY
Gs	GINKGO BILOBA 'PRINCETON SENTRY'	'PRINCETON SENTRY' GINKGO	6" caliper	14	
Gt	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	6" caliper	26	
Mp	MALUS 'PRAIRIEFIRE'	PRAIRIEFIRE CRABAPPLE	6" caliper	7	MULTI-STEM
Ov	OSTRYA VIRGINIANA	IRONWOOD	5" caliper	5	
Pd	POPULUS DELTOIDES 'SIOUXLAND'	'SIOUXLAND' POPLAR	4" caliper	6	
Pr	PINUS RESINOSA	RED PINE	6" caliper	8	LIMB UP MIN. 6'
Ps	PINUS SYLVESTRIS	SCOTCH PINE	6" caliper	6	
Qm	QUERCUS MACROCARPA	BUR OAK	6" caliper	6	
Qw	QUERCUS X WAREI	REGAL PRINCE OAK	4" caliper	27	
Ua	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	6" caliper	9	

SHEET NOTES

1. SEE SHEET L-001-P1 FOR GENERAL LANDSCAPE NOTES, ABBREVIATIONS & SYMBOLS.
2. SEE PACAKAGE #3 FOR TREE PLANTING PLANS.

PROJECT INFORMATION

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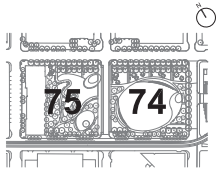
NO.	DESCRIPTION	DATE
	SCHEMATIC DESIGN	06/12/2015
	DESIGN DEVELOPMENT	07/31/2015
	PDR RESUBMISSION	08/22/2015
	PDR RESUBMISSION	09/18/2015

KEY MAP



SHEET INFORMATION

Project No.: MNC 1401
Drawn By: ML
Checked By: GMc
Date: 09/18/2015
Scale: NTS

SHEET TITLE

LANDSCAPE TREE PLANTING SCHEDULE

SHEET NO.

L-060-P1

PLANTING

SYMBOL / ABBREVIATION	ELEMENT	MATERIAL PROFILE / ASSEMBLY SUMMARY *REFER TO SPECIFICATION & DETAILS FOR COMPLETE DESCRIPTION*	QUANTITY	SPECIES
	PLANT COMMUNITY TYPE 1 SHRUB & PERENNIAL PLANTING	SCARIFY & TILL SUBGRADE 24" THICK GROWING MEDIUM - TYPE 2, SEE SOILS PLANS L-151-P1 & L-152-P1 2" DEEP MULCH, WOOD CHIPS, HAND SPREAD 1 GAL. TO 5 GAL. CONTAINERS *SEE DETAIL 01/L-575-P3*	6,265 SF 3,130 1 GAL. TO 5 GAL. CONTAINERS	PLANT COMMUNITY - TYPE 1 / PLANT COMMUNITY - TYPE 2
	PLANT COMMUNITY TYPE 2 HEDGE PLANTING	SCARIFY & TILL SUBGRADE 24" THICK GROWING MEDIUM - TYPE 2, SEE SOILS PLANS L-151-P1 & L-152-P1 2" DEEP MULCH, WOOD CHIPS, HAND SPREAD 5 GAL. CONTAINERS *SEE DETAIL 02/L-575-P3*	2,890 SF 1,445 5 GAL. CONTAINERS	
	PLANT COMMUNITY TYPE 3 PRAIRIE / WOODLAND UPLAND PLANTING	SCARIFY & TILL SUBGRADE 24" THICK GROWING MEDIUM - TYPE 2, SEE SOILS PLANS L-151-P1 & L-152-P1 2" DEEP MULCH, WOOD CHIPS, HAND SPREAD 1 GAL. TO 5 GAL. CONTAINERS *SEE DETAIL 01/L-576-P3*	15,290 SF 7,645 1 GAL. TO 5 GAL. CONTAINERS	PLANT COMMUNITY - TYPE 3 / PLANT COMMUNITY - TYPE 4
	PLANT COMMUNITY TYPE 4 PRAIRIE / WOODLAND LOWLAND PLANTING	SCARIFY & TILL SUBGRADE 36" THICK GROWING MEDIUM - TYPE 3, SEE SOILS PLANS L-151-P1 & L-152-P1 2" DEEP MULCH, WOOD CHIPS, HAND SPREAD 1 GAL. TO 5 GAL. CONTAINERS *SEE DETAIL 02/L-576-P3*	2,480 SF 1,240 1 GAL. TO 5 GAL. CONTAINERS	
	PLANT COMMUNITY TYPE 5 FIBER-REINFORCED NO-MOW MEADOW	SCARIFY & TILL SUBGRADE 36" THICK GROWING MEDIUM - TYPE 3, SEE SOILS PLANS L-151-P1 & L-152-P1 FIBER REINFORCING MIED INTO UPPER 6" OF GROWING MEDIUM 1" DEEP NO-MOW SODDING *SEE DETAIL 03/L-576-P3*	17,070 SF SODDING	PLANT COMMUNITY - TYPE 5
	PLANT COMMUNITY TYPE 6 EVENT LAWN	SCARIFY & TILL SUBGRADE 36" THICK GROWING MEDIUM - TYPE 3, SEE SOILS PLANS L-151-P1 & L-152-P1 FIBER REINFORCING MIED INTO UPPER 6" OF GROWING MEDIUM 1" DEEP LAWN SODDING *SEE DETAIL 04/L-576-P3*	61,905 SF SODDING	PLANT COMMUNITY - TYPE 3 / PLANT COMMUNITY - TYPE 4

PLANT COMMUNITY - TYPE 1 / PLANT COMMUNITY - TYPE 2

PERENNIAL

Achillea millefolium 'strawberry seduction'
Achillea millefolium 'sunny seduction'
Alchemilla sericata 'gold strike'
Allium senescens
Amsonia tabernaemontana
Artemisia schmidtiana 'silver mound'
Astrantia major 'abbey road'
Campanula glomerata 'freya'
Eupatorium
Liatris spicata 'floristan violet'
Lily sp
Lysimachia punctata 'alexander'
Monarda sp
Paeonia sp
Physostegia
Echinacea purpurea 'rubinstern'
Salvia nemorosa mainacht
Sedum purple 'emperor' and 'lidakense'
Yarrow 'strawberry seduction'
Yarrow 'sunny seduction'
Lady's mantle
Mountain garlic
Amsonia
Artemisia
Astrantia
Campanula
Joe pye weed
Blazing Star
Lilium
Golden alexander
Bee balm
Peony
Obedient plant
Purple coneflower
Salvia
Sedum

SHRUBS

Coniferous

Juniperus virginiana 'grey owl'
Juniperus sabina 'scandia'
Taxus x media 'taunton'
Grey owl juniper
Scandia juniper
Spreading yew

Deciduous

Rhododendron lights
Berberis thunbergii
Diervilla lonicera
Cornus sericea 'isanti'
Sorbaria sorbifolia 'sem'
Corylus americana
Hydrangea arborescens 'annabelle'
Symphoricarpos x doorenbosii
Spiraea x
Rhus aromatica 'gro low'
Hamamelis virginiana
Ribes alpinum
'Lights' series azalea
Barberry
Bush honeysuckle
Red twigged dogwood
Falsespirea sem
Hazelnut
Hydrangea
Snowberry
Spiraea
Gro-low fragrant sumac
Witchhazel
Currant

GRASSES

Molinia caerulea ssp. arundinacea 'skyracer'
Panicum virgatum 'northwind'
Sporobolus heterolepis
Tall purple moor grass
Switch grass
Prairie dropseed

PLANT COMMUNITY - TYPE 3 / PLANT COMMUNITY - TYPE 4

PRAIRIE PLANTS

Liatris pycnostachya
Verbena stricta
Spikenard
Eupatorium purpureum
Lilium superbum
Phlox pilosa
Baptisia australis trails
Rudbeckia hirta grey
Ratibida pinnata large
Penstemon grandiflorus
Lithospermum canescens
Echinacea purpurea
Silphium perfoliatum
Geum triflorum
Lupinus perennis
Sorghastrum nutans
Bouteloua curtipendula
Andropogon gerardii
Schizachyrium scoparium
Sporobolus heterolepis
Meadow blazing star
Hoary vervain
Aralia racemosa
Joe pye weed
Turk's cap lily
Prairie phlox
Blue false indigo
Black-eyed susan
Headed coneflower
Flowered beartongue
Hoary puccoon
Purple coneflower
Cup plant
Prairie smoke
Wild lupine
Indian grass
Sideoats grama
Big bluestem
Little bluestem
Prairie dropseed

WOODLAND PLANTS

Adiantum pedatum
Matteuccia pensylvanica
Asarum candadense
Podophyllum peltatum
Polygonatum biflorum
Sanguinaria canadensis
Smilacina racemosa
Uvularia grandiflora
Arisaema triphyllum
Thalictrum dasycarpum
Aquilegia Canadensis
Aralia racemosa
Large flowered trillium
Actaea rubra
Caulophyllum thalictroides
Pteridium aquilinum
Onoclea sensibilis
Equisetum
Osmunda daytoniana
Maidenhair fern
Ostrich fern
Canada wild ginger
Mayapple
Solomon's seal
Bloodroot
False solomon's seal
Bellwort
Jack in the pulpit
Tall meadowrue
Wild columbine
American spikenard
Trillium grandiflorum
Red baneberry
Blue cohosh
Bracken fern
Sensitive fern
Horsetail
Interrupted fern

PLANT COMMUNITY - TYPE 5

LOW MOW SODDING

Prairie moon nursery eco grass blend of fine fescues/Buffalo grass

PLANT COMMUNITY - TYPE 3 / PLANT COMMUNITY - TYPE 4

HIGH PERFORMANCE LAWN SODDING

20% Cadet Kentucky Bluegrass
20% Arrowhead Kentucky Bluegrass
20% Jewel Kentucky Bluegrass
20% Homerun Perennial Ryegrass
20% Apple II GL Perennial Ryegrass

PROJECT INFORMATION

Downtown East COMMONS

MINNEAPOLIS, MINNESOTA

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SEAL/SIGNATURE

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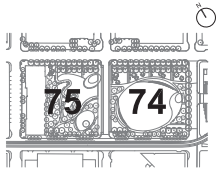
ISSUE/REVISIONS

NO.	DESCRIPTION	DATE
	SCHEMATIC DESIGN	06/12/2015
	DESIGN DEVELOPMENT	08/28/2015
	FOR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

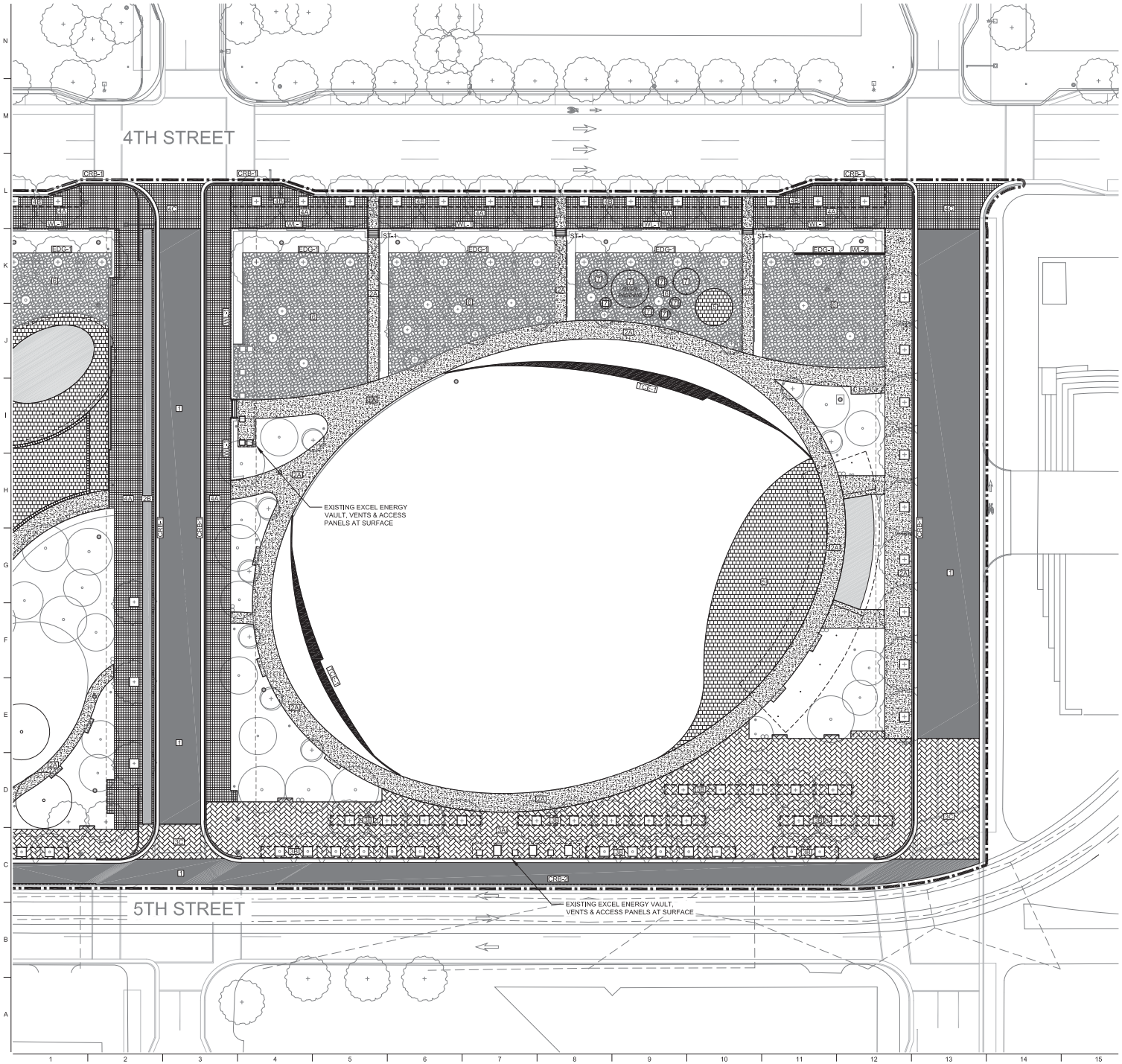
Project No.: MNC 1401
Drawn By: ML
Checked By: GMc
Date: 09/30/2015
Scale: 1" = 20'

SHEET TITLE

LANDSCAPE PLANTING SCHEDULE

SHEET NO.

L-070-P3



SHEET NOTES

1. SEE SHEET L-001-P3 FOR GENERAL LANDSCAPE NOTES, ABBREVIATIONS & SYMBOLS.
2. SEE SHEET L-030-P3 FOR MATERIALS SCHEDULE.
3. SEE SOILS & PLANTING PLANS FOR ADDITIONAL INFORMATION.

LEGEND

LIMIT OF WORK (2' OFFSET)	
PROPERTY LINE	
PAVING - TYPE 1	01 L-520
PAVING - TYPE 2A	02 L-520
PAVING - TYPE 2B	02 L-520
PAVING - TYPE 3A	03 L-520
PAVING - TYPE 3B	04 L-520
PAVING - TYPE 3C	05 L-520
PAVING - TYPE 4A	03 L-520
PAVING - TYPE 4B	04 L-520
PAVING - TYPE 4C	05 L-520
PAVING - TYPE 5	06 L-520
PAVING - TYPE 6	01 L-521
PAVING - TYPE 7	02 L-521
WALL - TYPE 1	01 L-535
WALL - TYPE 2	01 L-536
ST-1 STAIR - TYPE 1	01 L-537
TCE-1 TERRACE - TYPE 1	01 L-540
CRB-1 CURB - TYPE 1	
CRB-2 CURB - TYPE 2	
EDG-1 EDGING - TYPE 1	
MANHOLE, SEE CIVIL DWGS	

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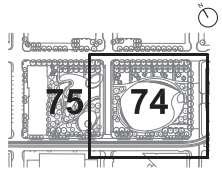

SHEET INFORMATION

Project No.:	MNC 1401
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Checked By:	GMc
Date:	09/30/2015
Scale:	1" = 20'

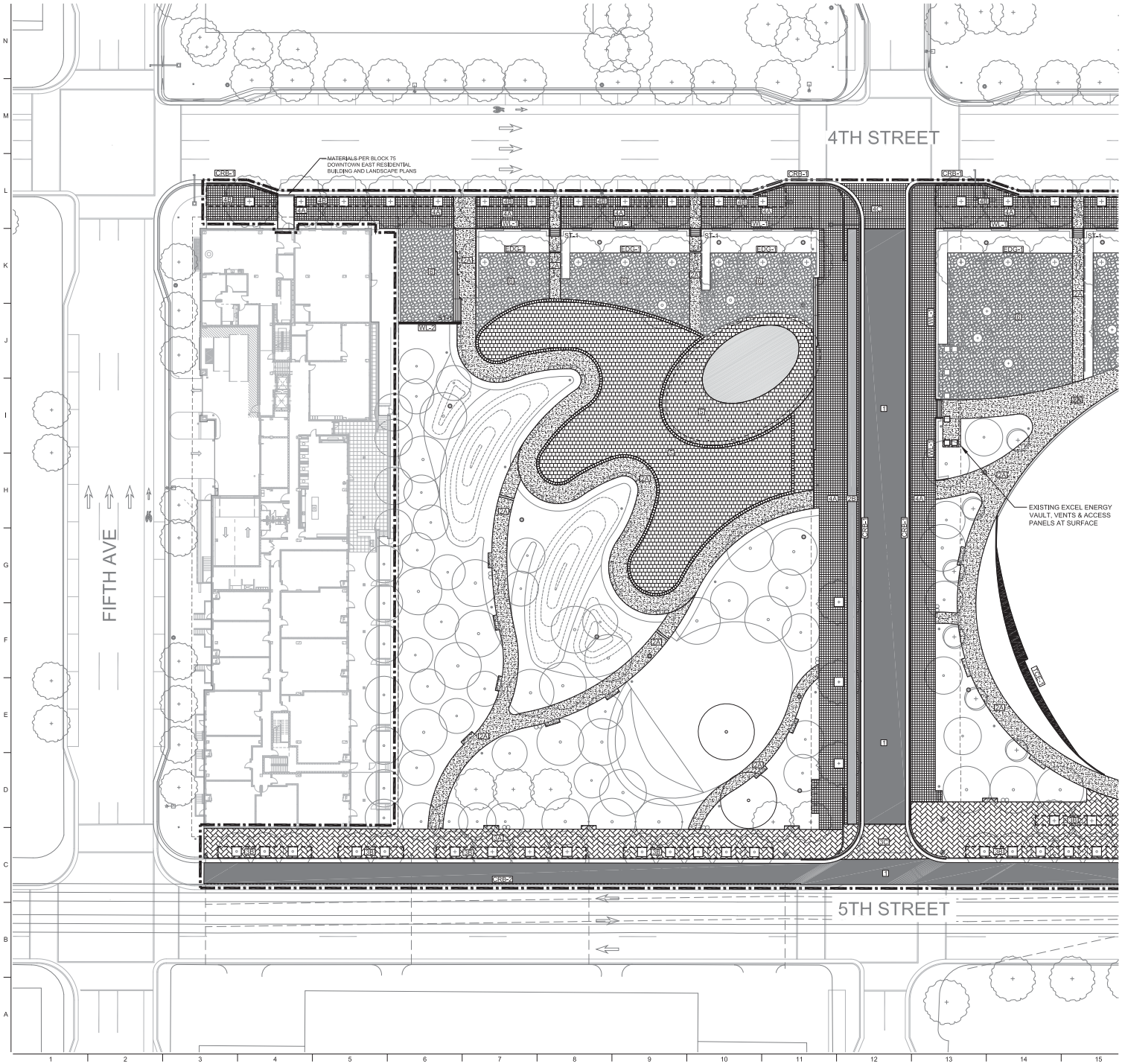
0 10' 20' 40'

SHEET TITLE

LANDSCAPE MATERIALS PLAN BLOCK 74

SHEET NO.

L-131-P3



SHEET NOTES

1. SEE SHEET L-001-P3 FOR GENERAL LANDSCAPE NOTES, ABBREVIATIONS & SYMBOLS.
2. SEE SHEET L-030-P3 FOR MATERIALS SCHEDULE.
3. SEE SOILS & PLANTING PLANS FOR ADDITIONAL INFORMATION.

LEGEND

- LIMIT OF WORK (2' OFFSET)
- PROPERTY LINE
- PAVING - TYPE 1 — 01 L-520
- PAVING - TYPE 2A — 02 L-520
- PAVING - TYPE 2B — 02 L-520
- PAVING - TYPE 3A — 03 L-520
- PAVING - TYPE 3B — 04 L-520
- PAVING - TYPE 3C — 05 L-520
- PAVING - TYPE 4A — 03 L-520
- PAVING - TYPE 4B — 04 L-520
- PAVING - TYPE 4C — 05 L-520
- PAVING - TYPE 5 — 06 L-520
- PAVING - TYPE 6 — 01 L-521
- PAVING - TYPE 7 — 02 L-521
- WALL - TYPE 1 — 01 L-535
- WALL - TYPE 2 — 01 L-536
- STAIR - TYPE 1 — 01 L-530
- TERRACE - TYPE 1 — 01 L-540
- CURB - TYPE 1
- CURB - TYPE 2
- EDGING - TYPE 1
- MANHOLE, SEE CIVIL DWGS

PROJECT INFORMATION

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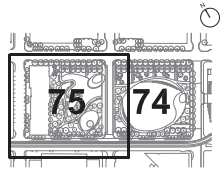

SHEET INFORMATION

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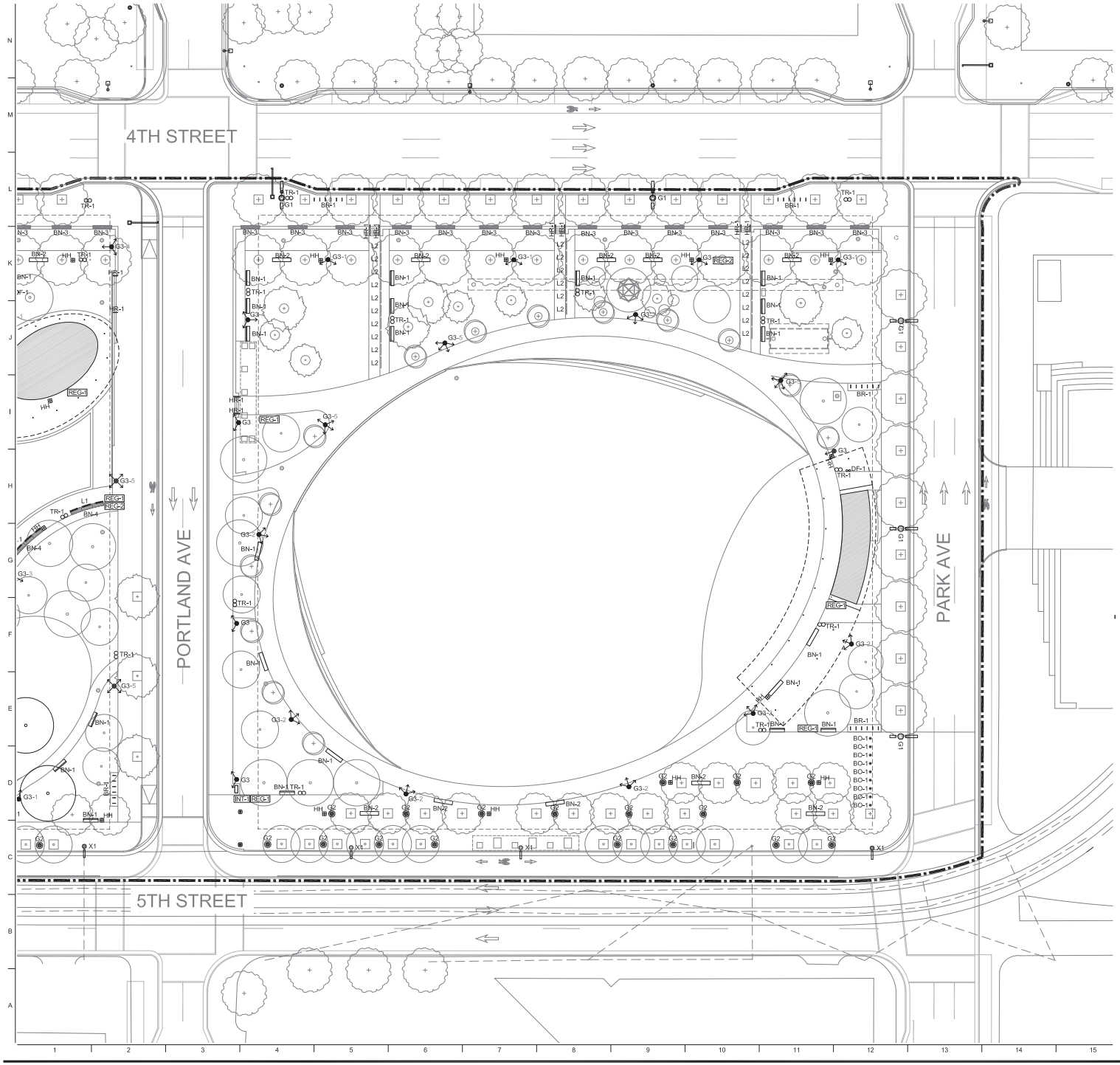
0 10' 20' 40'

SHEET TITLE

LANDSCAPE MATERIALS PLAN BLOCK 75

SHEET NO.

L-132-P3



SHEET NOTES

1. SEE SHEET L-001-P3 FOR GENERAL LANDSCAPE NOTES, ABBREVIATIONS & SYMBOLS.
2. SEE SHEET L-040-P3 FOR LIGHTING, SIGNAGE & FURNITURE SCHEDULES.
3. SEE MATERIALS PLANS & PLANTING PLANS FOR ADDITIONAL INFORMATION.

LEGEND

LIMIT OF WORK (2' OFFSET)

PROPERTY LINE

FURNITURE

BN-1	BENCH - TYPE 1	01 / L-505
BN-2	BENCH - TYPE 2	02 / L-505
BN-3	BENCH - TYPE 3	01 / L-506
BN-4	BENCH - TYPE 4	02 / L-506
BO-1	BOLLARD - TYPE 1	01 / L-507
BR-1	BIKE RACK - TYPE 1	02 / L-507
DF-1	DRINKING FOUNTAIN - TYPE 1	XX / L-507
TR-1	RECEPTACLE - TYPE 1	03 / L-507

RAILING

HR-1	HANDRAIL - TYPE 1	01 / L-508

LIGHTING

SEE ELECTRICAL DWGS

G1	G1 LIGHT	01 / L-565
G2	G2 LIGHT	02 / L-565
G3	G3 LIGHT	01 / L-566
L1	L1 LIGHT	02 / L-566
L2	L2 LIGHT	03 / L-566
X1	X1 LIGHT - EXISTING	
HH	DUPLEX RECEPTACLE	

SIGNAGE

INT-1	INTERPRETIVE - TYPE 1	01 / L-580
REG-1	REGULATORY / ID - TYPE 1	02 / L-580
REG-2	REGULATORY - TYPE 2	02 / L-580

PROJECT INFORMATION

Downtown East COMMONS

MINNEAPOLIS, MINNESOTA

CITY OF MINNEAPOLIS – OWNER
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	DESIGN DEVELOPMENT	08/28/2015
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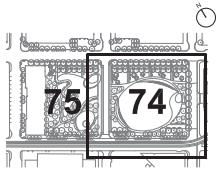
KEY MAP



SHEET INFORMATION

Project No.:	MNC 1401
Drawn By:	ML
Checked By:	GMc
Date:	09/30/2015
Scale:	1" = 20'

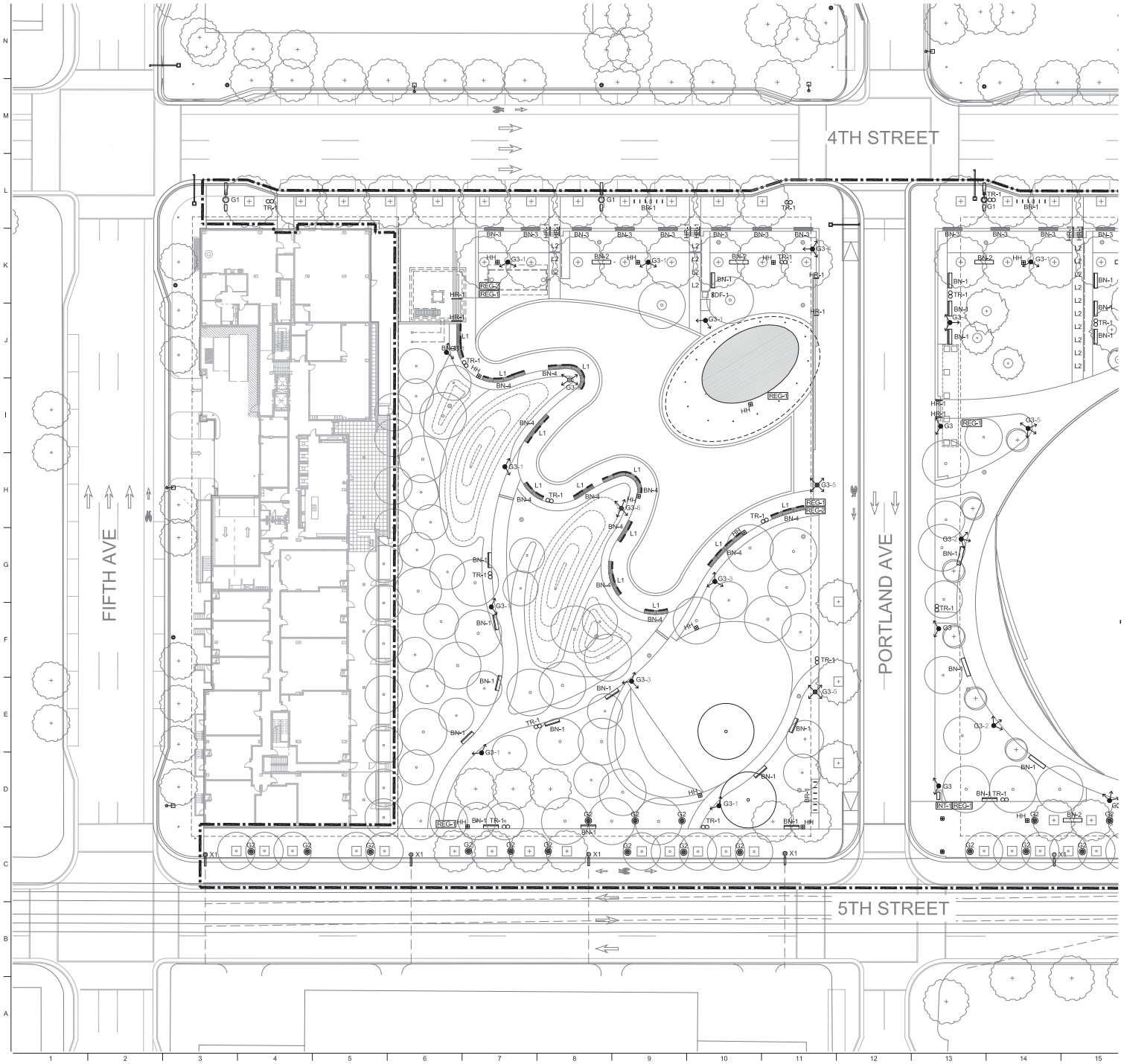
0 10' 20' 40'

SHEET TITLE

LANDSCAPE LIGHTING, SIGNAGE & FURNITURE PLAN BLOCK 74

SHEET NO.

L-141-P3



SHEET NOTES

1. SEE SHEET L-001-P3 FOR GENERAL LANDSCAPE NOTES, ABBREVIATIONS & SYMBOLS.
2. SEE SHEET L-040-P3 FOR LIGHTING, SIGNAGE & FURNITURE SCHEDULES.
3. SEE MATERIALS PLANS & PLANTING PLANS FOR ADDITIONAL INFORMATION.

LEGEND

LIMIT OF WORK (2' OFFSET)

PROPERTY LINE

FURNITURE

BN-1	BENCH - TYPE 1	01 / L-555
BN-2	BENCH - TYPE 2	02 / L-555
BN-3	BENCH - TYPE 3	01 / L-556
BN-4	BENCH - TYPE 4	02 / L-556
BO-1	BOLLARD - TYPE 1	01 / L-557
BR-1	BIKE RACK - TYPE 1	02 / L-557
DF-1	DRINKING FOUNTAIN - TYPE 1	XX / L-557
TR-1	RECEPTACLE - TYPE 1	03 / L-557

RAILING

HR-1	HANDRAIL - TYPE 1	01 / L-550

LIGHTING
SEE ELECTRICAL DWGS

G1	G1 LIGHT	01 / L-565
G2	G2 LIGHT	02 / L-565
G3	G3 LIGHT	01 / L-566
L1	L1 LIGHT	02 / L-566
L2	L2 LIGHT	03 / L-566
X1	X1 LIGHT - EXISTING	
HH	DUPLEX RECEPTACLE	

SIGNAGE

INT-1	INTERPRETIVE - TYPE 1	01 / L-580
REG-1	REGULATORY / ID - TYPE 1	02 / L-580
REG-2	REGULATORY - TYPE 2	02 / L-580

PROJECT INFORMATION

Downtown East COMMONS

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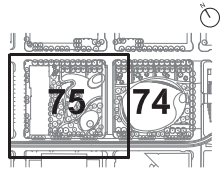
KEY MAP



SHEET INFORMATION

Project No.:	MNC 1401
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Scale:	1" = 20'

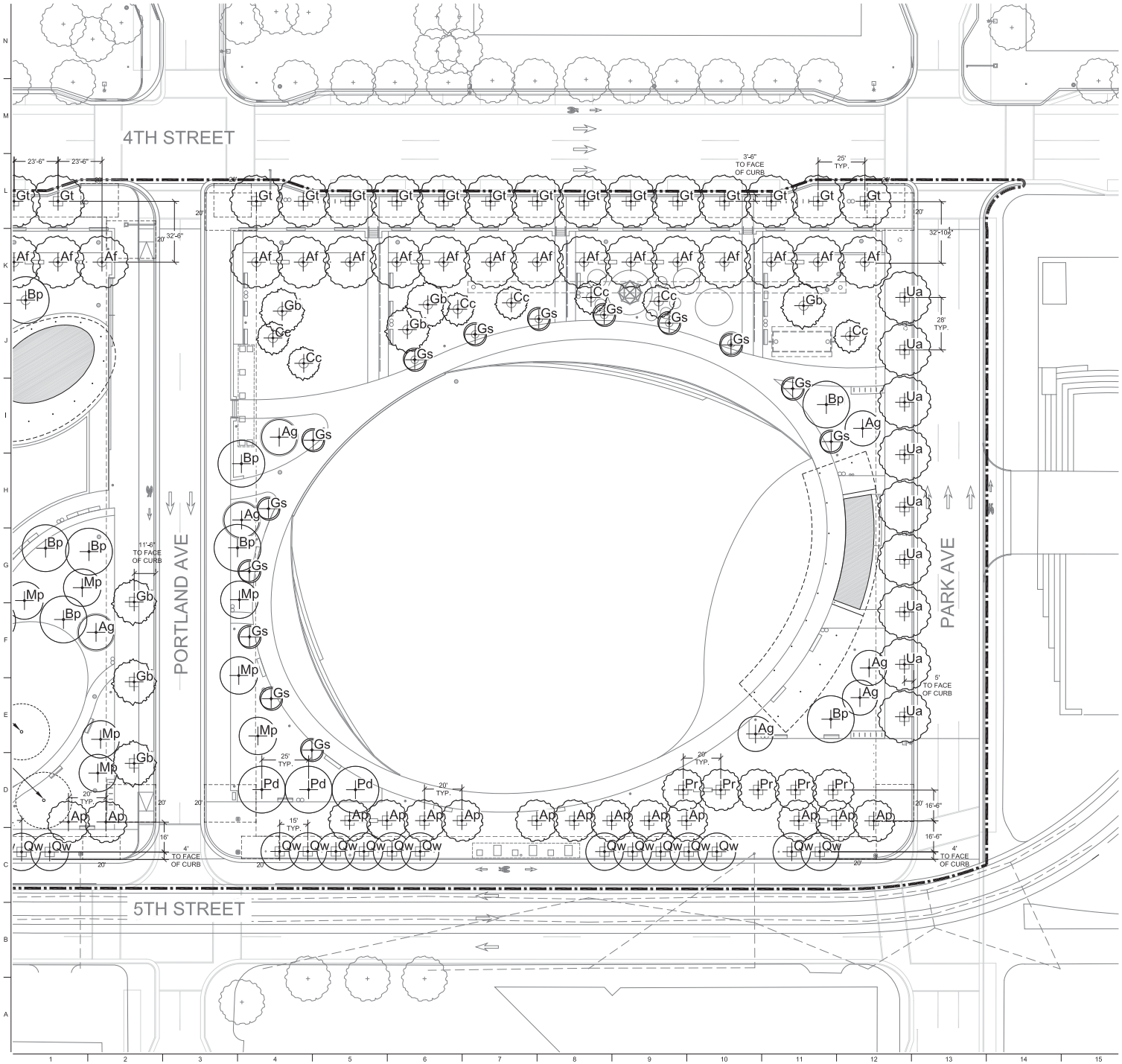
0 10' 20' 40'

SHEET TITLE

LANDSCAPE LIGHTING, SIGNAGE & FURNITURE PLAN BLOCK 75

SHEET NO.

L-142-P3



SHEET NOTES

1. SEE SHEET L-001-P3 FOR GENERAL LANDSCAPE NOTES, ABBREVIATIONS & SYMBOLS.
2. SEE SHEET L-060-P1 FOR TREE PLANTING SCHEDULE.
3. SEE MATERIALS PLANS, SOILS PLANS & PLANTING PLANS FOR ADDITIONAL INFORMATION.

LEGEND

- LIMIT OF WORK (2' OFFSET)
- PROPERTY LINE
- EXISTING TREE TO REMAIN
- PROPOSED TREE
- MIN. 20' CLEAR ZONE

PROJECT INFORMATION

Downtown East COMMONS

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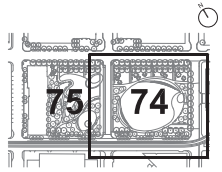

SHEET INFORMATION

Project No.: MNC 1401
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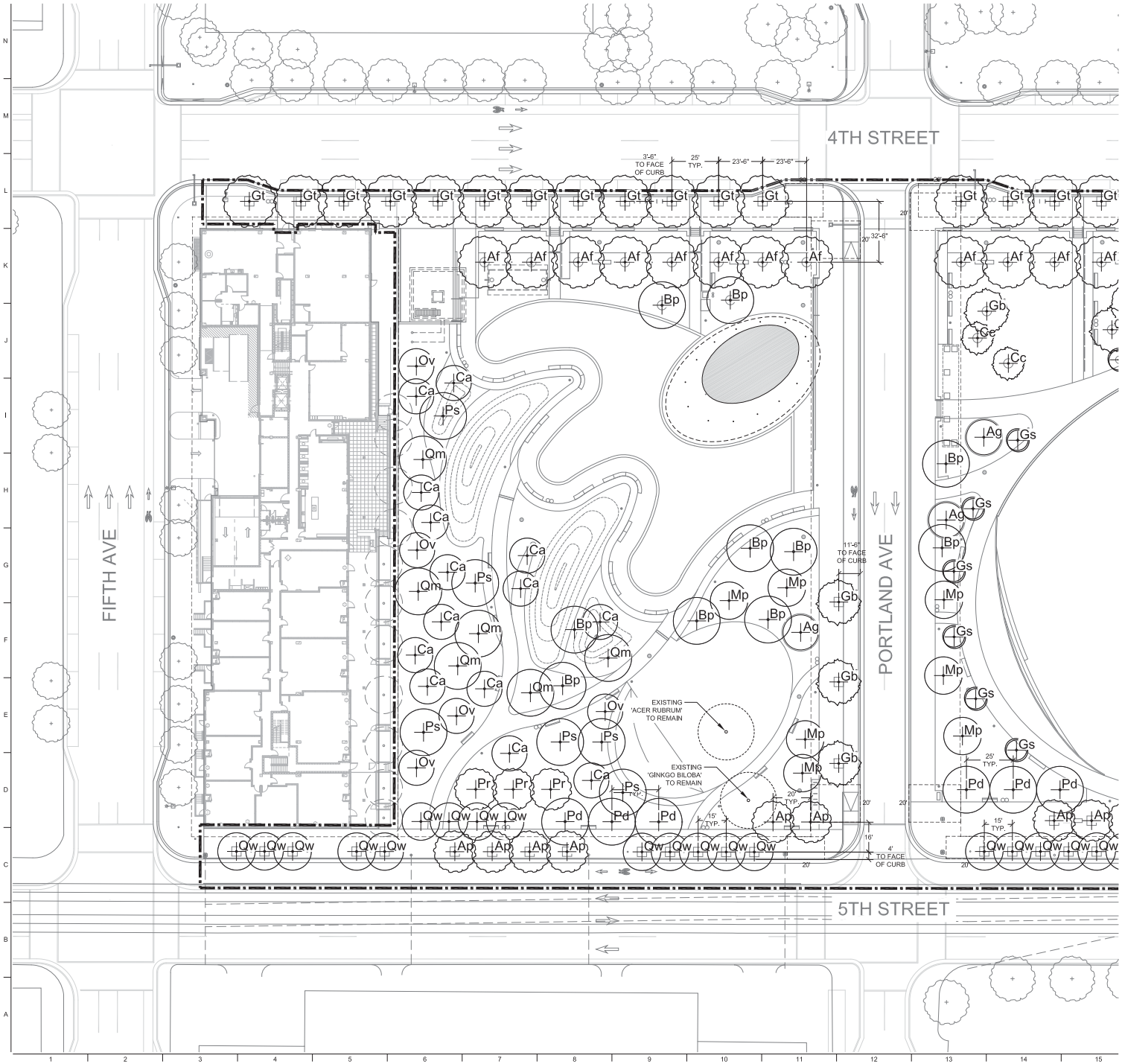
Scale: 1" = 20'
0 10' 20' 40'

SHEET TITLE

LANDSCAPE TREE PLANTING PLAN BLOCK 74

SHEET NO.

L-161-P3



SHEET NOTES

1. SEE SHEET L-001-P3 FOR GENERAL LANDSCAPE NOTES, ABBREVIATIONS & SYMBOLS.
2. SEE SHEET L-060-P1 FOR TREE PLANTING SCHEDULE.
3. SEE MATERIALS PLANS, SOILS PLANS & PLANTING PLANS FOR ADDITIONAL INFORMATION.

LEGEND

- LIMIT OF WORK (2' OFFSET)
- PROPERTY LINE
- EXISTING TREE TO REMAIN
- Xx PROPOSED TREE
- 20' MIN. 20' CLEAR ZONE

PROJECT INFORMATION

Downtown East COMMONS

MINNEAPOLIS, MINNESOTA

CITY OF MINNEAPOLIS – OWNER
Department of Community Planning & Economic Development
www.ci.minneapolis.mn.us

Landscape Architecture = L
HARGREAVES ASSOCIATES
118 Magazine Street, Cambridge, MA 02138
www.hargreaves.com

Irrigation = LI
MAIN LINE CONSULTING
7620 Jennifer Lane, Prior Lake, MN 55372
www.mainlineconsultirrig.net

Local Landscape Architecture = LX
DAMON FARBER ASSOCIATES
401 2nd Ave N, Suite 410, Minneapolis, MN 55401
www.damonfarber.com

Architecture = A
VJAA
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www.vjaa.com

Site Civil Engineering = C
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9298 Central Ave NE, Minneapolis, MN 55434
www.piercepini.com

Site & Building Lighting Designer = EL
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650 Bloomfield Avenue, Suite 101, Bloomfield, NJ 07003
www.illuminationarts.com

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www.hallbergengineering.com

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BKBM ENGINEERS
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Fountain Mechanical & Electrical = XF
COMMERCIAL AQUATIC ENGINEERING
6500 Carlson Dr, Eden Prairie, MN 55346
www.fountaindesigns.com

SEAL/SIGNATURE

PROGRESS SET
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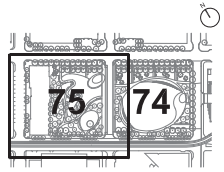
ISSUE/REVISIONS

NO.	DESCRIPTION	DATE
	SCHEMATIC DESIGN	06/12/2015
	DESIGN DEVELOPMENT	08/28/2015
	FOR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

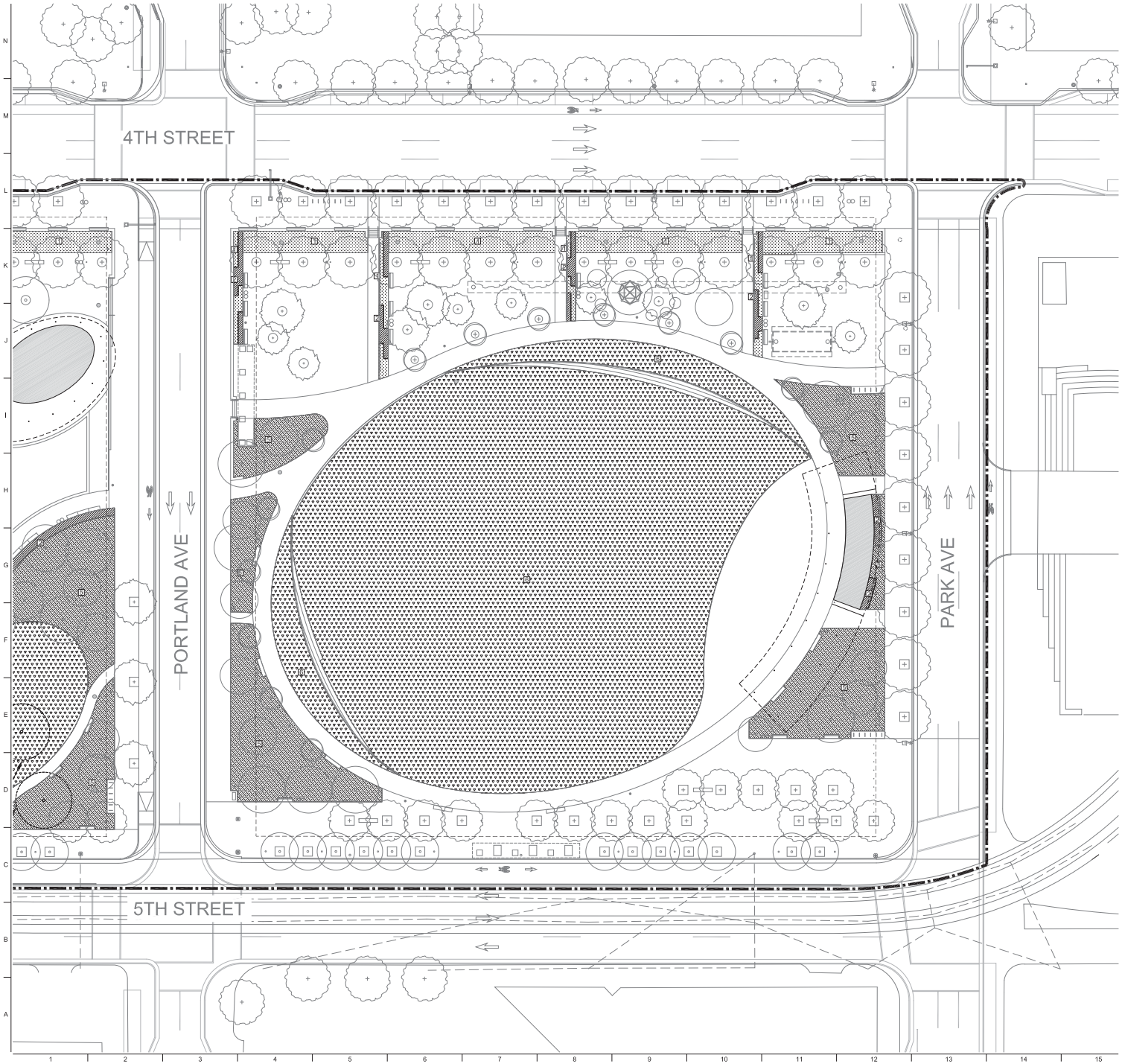
Project No.: MNC 1401
Drawn By: ML
Checked By: GMc
Date: 09/30/2015
Scale: 1" = 20'

SHEET TITLE

LANDSCAPE TREE PLANTING PLAN BLOCK 75

SHEET NO.

L-162-P3



SHEET NOTES

1. SEE SHEET L-001-P3 FOR GENERAL LANDSCAPE NOTES, ABBREVIATIONS & SYMBOLS.
2. SEE SHEET L-070-P3 FOR PLANTING SCHEDULE.
3. SEE MATERIALS PLANS, SOILS PLANS & TREE PLANTING PLANS FOR ADDITIONAL INFORMATION.

LEGEND

- LIMIT OF WORK (2' OFFSET)
- PROPERTY LINE
- PLANT COMMUNITY - TYPE 1 — 01 / L-576
- PLANT COMMUNITY - TYPE 2 — 02 / L-576
- PLANT COMMUNITY - TYPE 3 — 01 / L-576
- PLANT COMMUNITY - TYPE 4 — 02 / L-576
- PLANT COMMUNITY - TYPE 5 — 03 / L-576
- PLANT COMMUNITY - TYPE 6 — 04 / L-576

PROJECT INFORMATION

Downtown East COMMONS

MINNEAPOLIS, MINNESOTA

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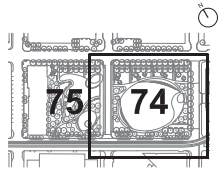
NO.	DESCRIPTION	DATE
	SCHEMATIC DESIGN	06/12/2015
	DESIGN DEVELOPMENT	08/28/2015
	FOR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

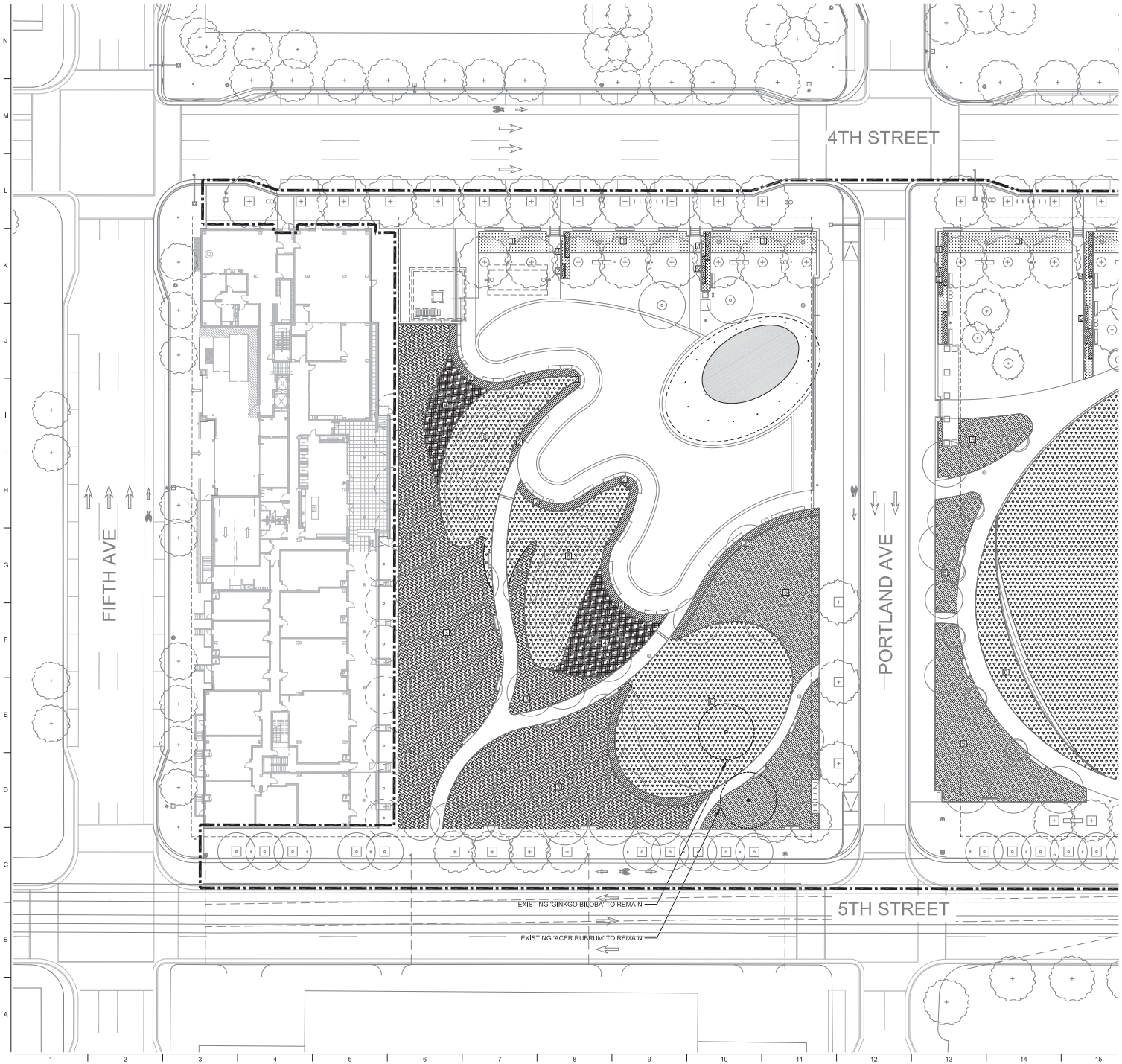
Project No.: MNC 1401
Drawn By: ML
Checked By: GMc
Date: 09/30/2015
Scale: 1" = 20'
0 10' 20' 40'

SHEET TITLE

LANDSCAPE PLANTING PLAN BLOCK 74

SHEET NO.

L-171-P3



SHEET NOTES

1. SEE SHEET L-001-P3 FOR GENERAL LANDSCAPE NOTES, ABBREVIATIONS & SYMBOLS.
2. SEE SHEET L-070-P3 FOR PLANTING SCHEDULE.
3. SEE MATERIALS PLANS, SOILS PLANS & TREE PLANTING PLANS FOR ADDITIONAL INFORMATION.

LEGEND

- LIMIT OF WORK (2' OFFSET)
- PROPERTY LINE
- PLANT COMMUNITY - TYPE 1 — 01 / L-576
- PLANT COMMUNITY - TYPE 2 — 02 / L-576
- PLANT COMMUNITY - TYPE 3 — 01 / L-576
- PLANT COMMUNITY - TYPE 4 — 02 / L-576
- PLANT COMMUNITY - TYPE 5 — 03 / L-576
- PLANT COMMUNITY - TYPE 6 — 04 / L-576

PROJECT INFORMATION

Downtown East COMMONS

MINNEAPOLIS, MINNESOTA

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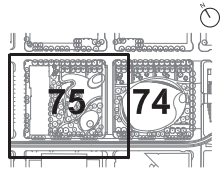
	SCHEMATIC DESIGN	06/12/2015
	DESIGN DEVELOPMENT	08/28/2015
	FOR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

Project No.:	MNC 1401
Drawn By:	ML
Checked By:	GMc
Date:	09/30/2015
Scale:	1" = 20'

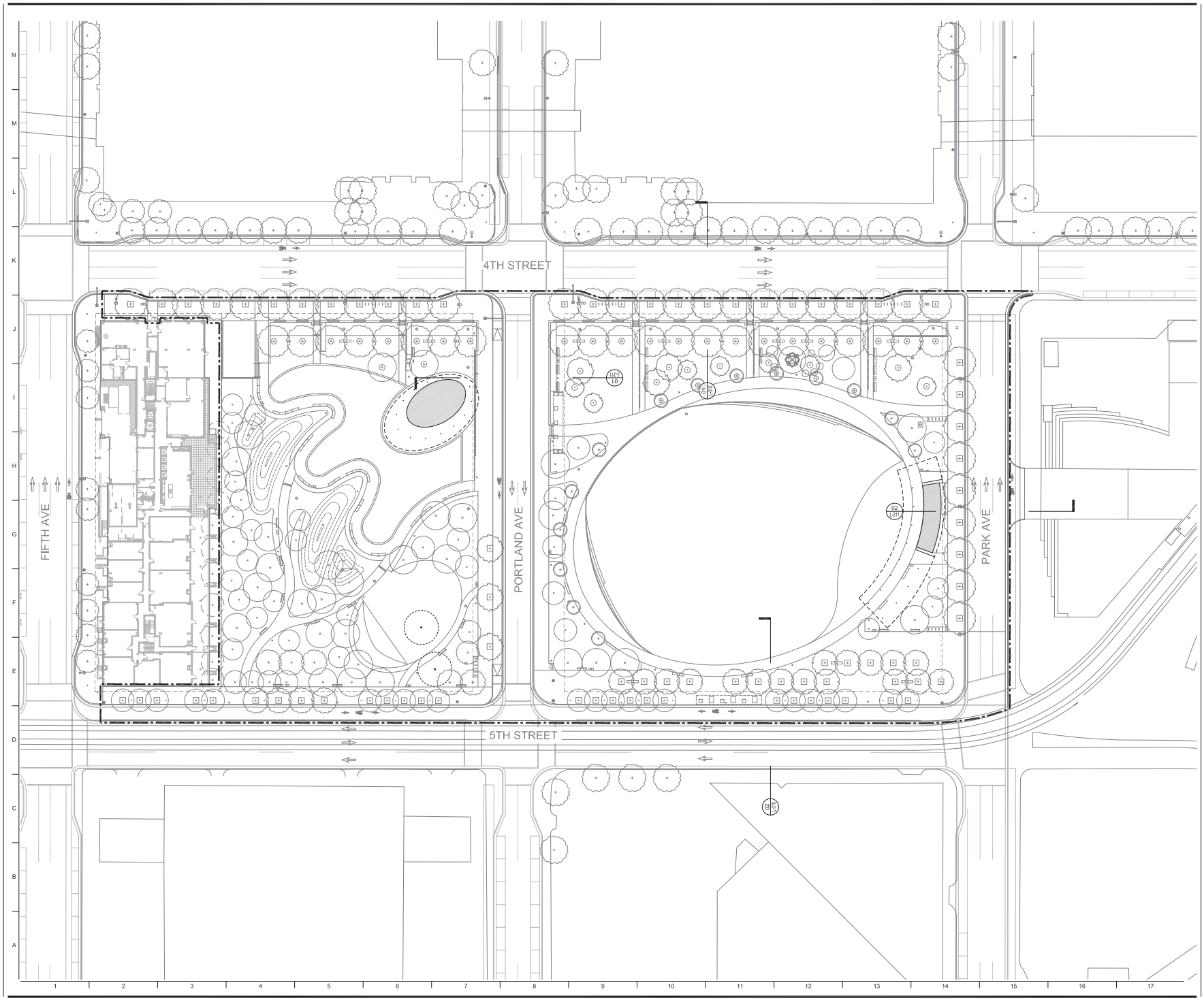
0 10' 20' 40'

SHEET TITLE

LANDSCAPE PLANTING PLAN BLOCK 75

SHEET NO.

L-172-P3



PROJECT INFORMATION

Downtown East COMMONS

MINNEAPOLIS, MINNESOTA

CITY OF MINNEAPOLIS – OWNER
Department of Community Planning & Economic Development
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Landscape Architecture = L
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www.fountaindesigns.com

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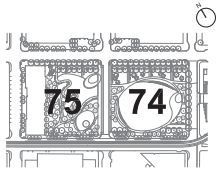
NO.	DESCRIPTION	DATE
	SCHEMATIC DESIGN	06/12/2015
	DESIGN DEVELOPMENT	08/28/2015
	FOR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

Project No.:	MNC 1401
Drawn By:	ML
Checked By:	GMc
Date:	09/30/2015
Scale:	1" = 30'

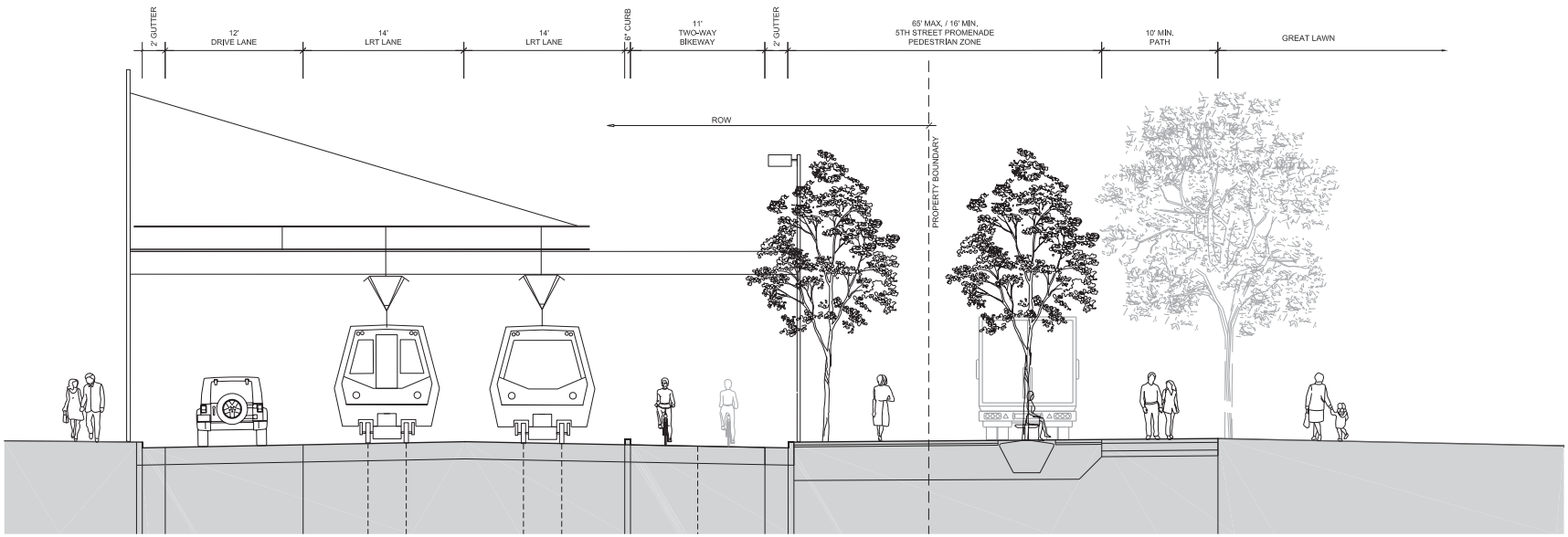
0 15' 30' 60'

SHEET TITLE

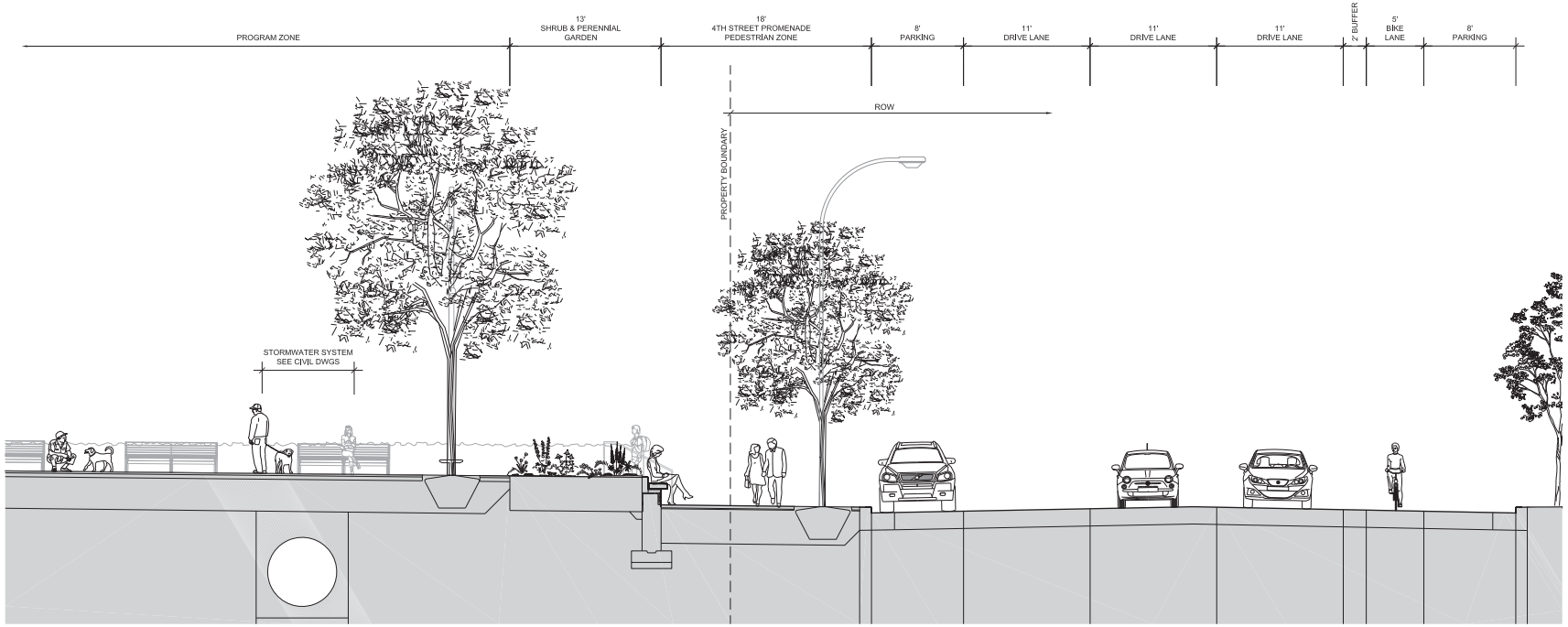
LANDSCAPE SITE SECTIONS KEY PLAN

SHEET NO.

L-300-P3



02 STREET SECTION B - 5TH STREET
SCALE: 1/4" = 1'-0"



01 STREET SECTION A - 4TH STREET
SCALE: 1/4" = 1'-0"

PROJECT INFORMATION

Downtown East COMMONS

MINNEAPOLIS, MINNESOTA

CITY OF MINNEAPOLIS – OWNER
Department of Community Planning & Economic Development
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9298 Central Ave NE, Minneapolis, MN 55434
www.piercepini.com

Site & Building Lighting Designer = EL
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650 Bloomfield Avenue, Suite 101, Bloomfield, NJ 07003
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1750 Commerce Ct, White Bear Lake, MN 55110
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6500 Carlson Dr, Eden Prairie, MN 55346
www.fountaindesigns.com

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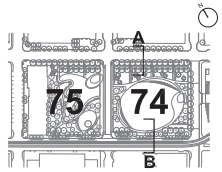
ISSUE/REVISIONS

NO.	DESCRIPTION	DATE
	SCHEMATIC DESIGN	06/12/2015
	DESIGN DEVELOPMENT	08/28/2015
	FOR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

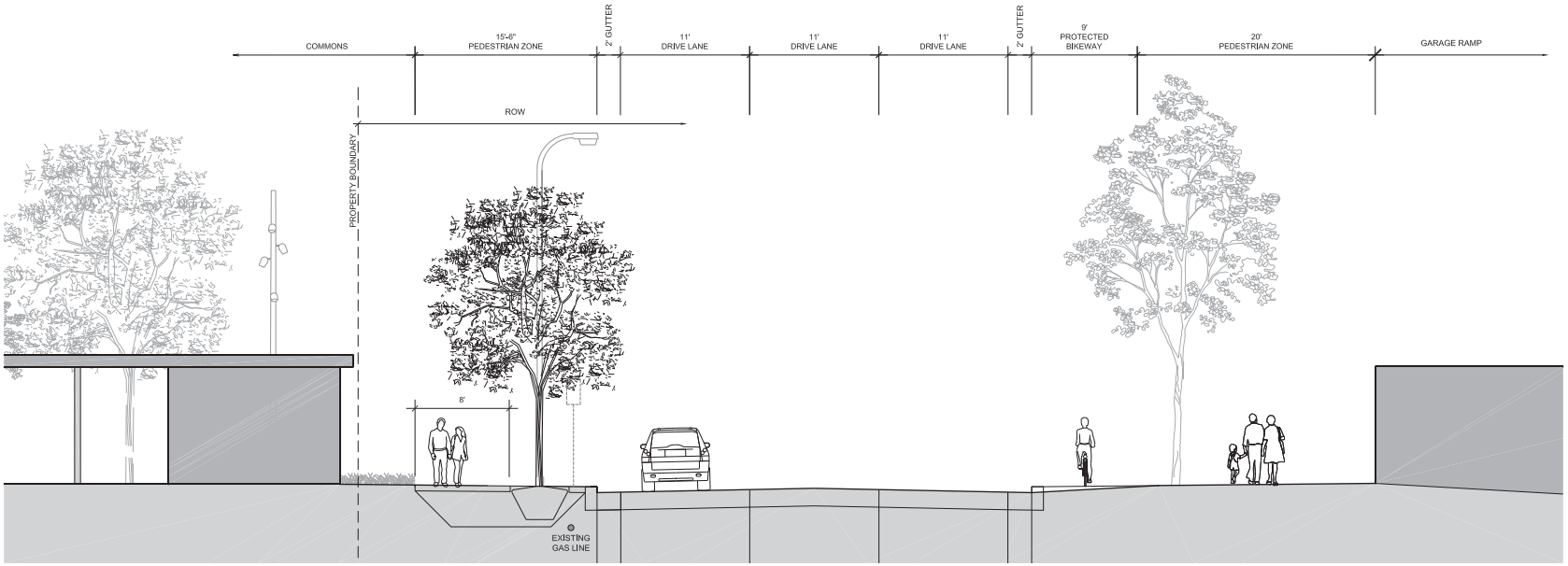
Project No.:	MNC 1401
Drawn By:	ML, AL, EV
Checked By:	GMc
Date:	09/30/2015
Scale:	1/4" = 1'-0"

SHEET TITLE

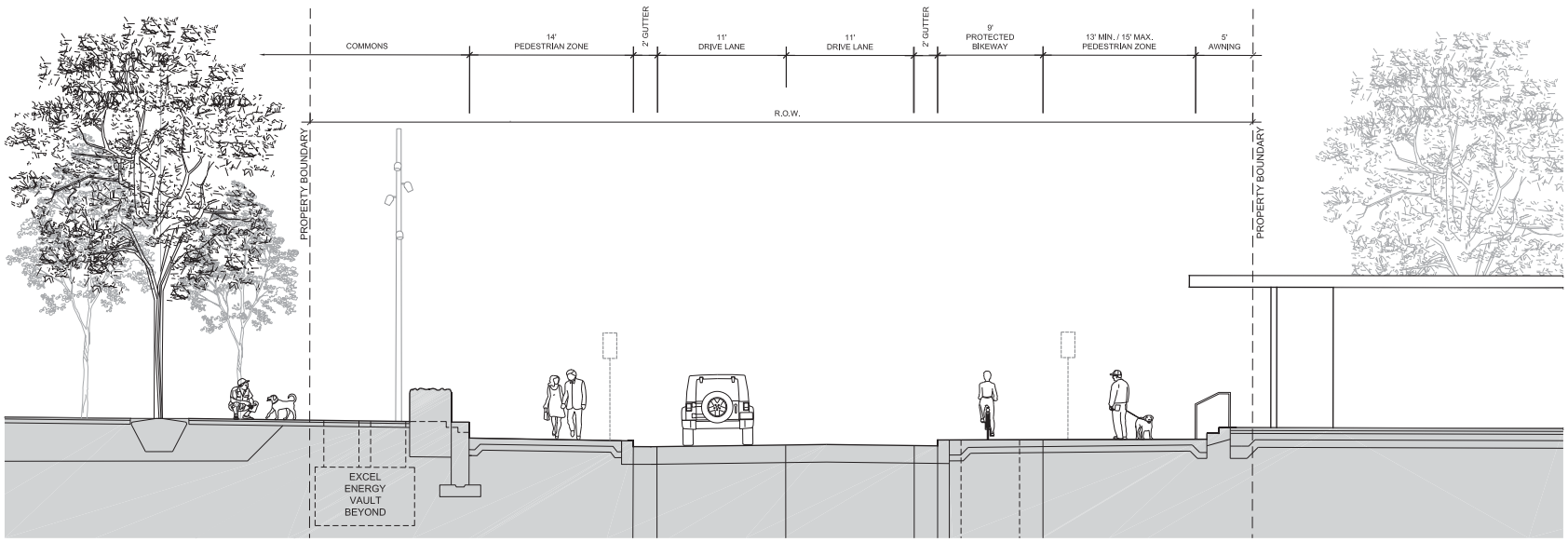
LANDSCAPE STREET SECTION STREETS

SHEET NO.

L-310-P3



02 STREET SECTION D - PARK AVENUE
SCALE: 1/4" = 1'-0"



01 STREET SECTION C - PORTLAND AVENUE
SCALE: 1/4" = 1'-0"

PROJECT INFORMATION

Downtown East COMMONS

MINNEAPOLIS, MINNESOTA

CITY OF MINNEAPOLIS – OWNER
Department of Community Planning & Economic Development
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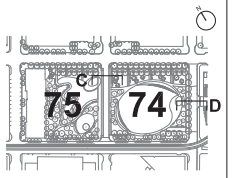
	SCHEMATIC DESIGN	06/12/2015
	DESIGN DEVELOPMENT	08/28/2015
	FOR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

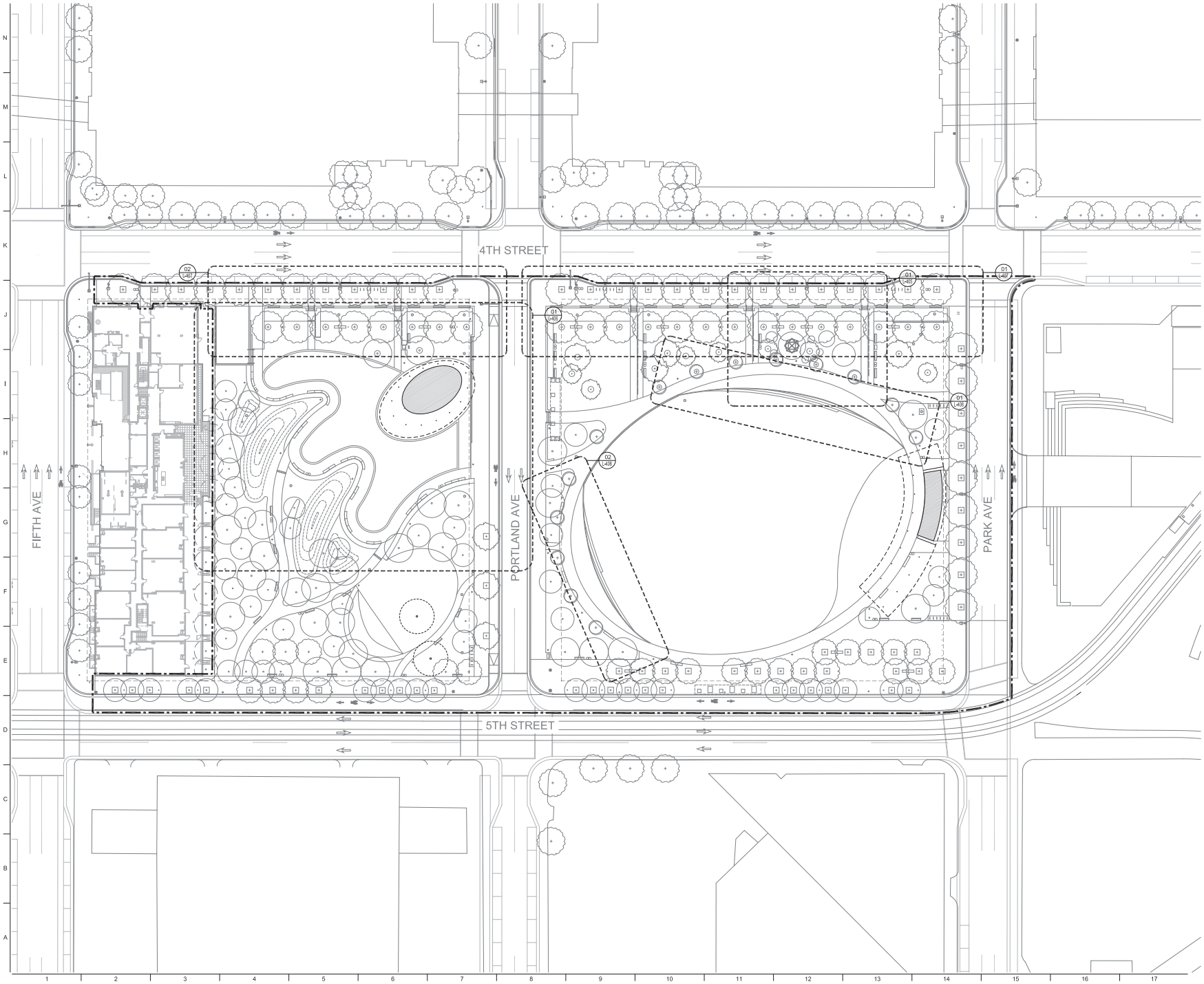
Project No.:	MNC 1401
Drawn By:	ML, AL, EV
Checked By:	GMc
Date:	09/30/2015
Scale:	1/4" = 1'-0"

SHEET TITLE

LANDSCAPE STREET SECTION AVENUES

SHEET NO.

L-311-P3



PROJECT INFORMATION

Downtown East COMMONS

MINNEAPOLIS, MINNESOTA

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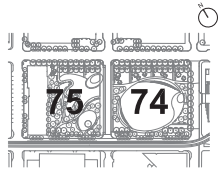
	SCHEMATIC DESIGN	06/12/2015
	DESIGN DEVELOPMENT	08/28/2015
	PDR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

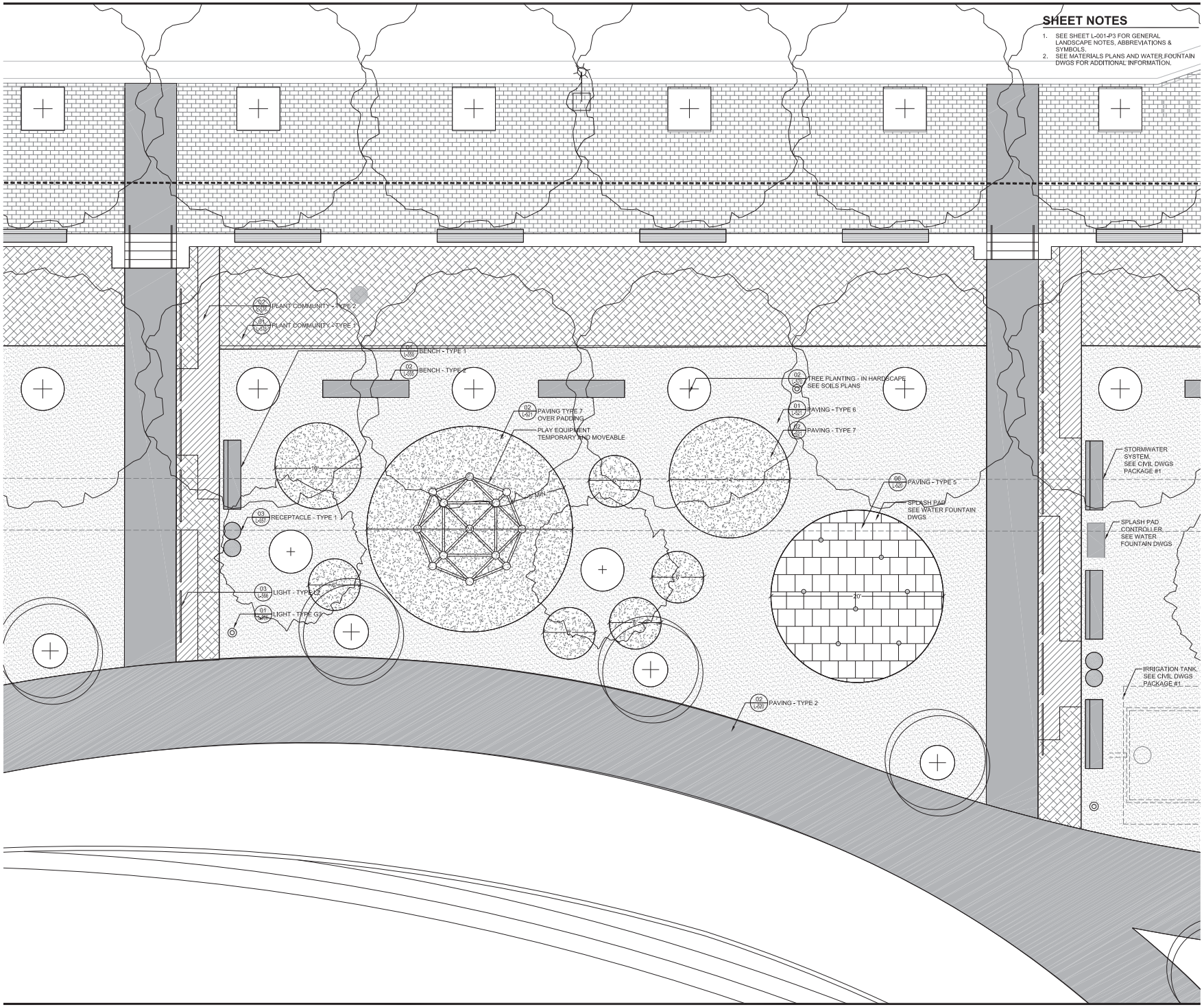
Project No.: MNC 1401
Drawn By: ML
Checked By: GMc
Date: 09/30/2015
Scale: 1" = 30'
0 15' 30' 60'

SHEET TITLE

LANDSCAPE ENLARGEMENTS KEY PLAN

SHEET NO.

L-400-P3



SHEET NOTES

1. SEE SHEET L-001-P3 FOR GENERAL LANDSCAPE NOTES, ABBREVIATIONS & SYMBOLS.
2. SEE MATERIALS PLANS AND WATER FOUNTAIN DWGS FOR ADDITIONAL INFORMATION.

PROJECT INFORMATION

Downtown East COMMONS

MINNEAPOLIS, MINNESOTA

CITY OF MINNEAPOLIS – OWNER
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Landscape Architecture = L
HARGREAVES ASSOCIATES
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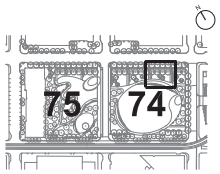
	DESIGN DEVELOPMENT	08/28/2015
	PDR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

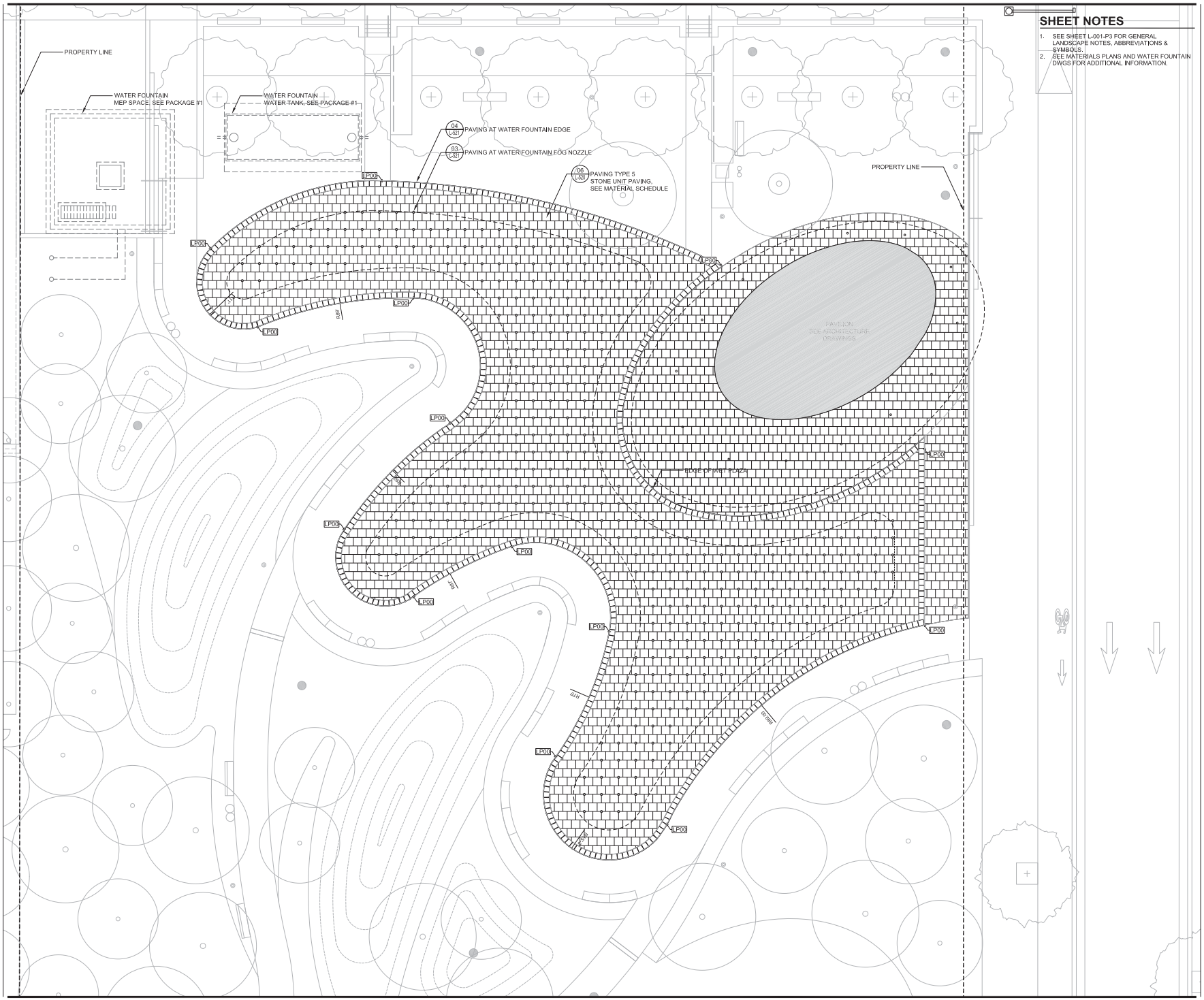
Project No.:	MNC 1401
Drawn By:	ML
Checked By:	GMc
Date:	09/30/2015
Scale:	1/4" = 1'-0"

SHEET TITLE

LANDSCAPE ENLARGEMENT PLAY ZONE + SPLASH PAD

SHEET NO.

L-405-P3



SHEET NOTES

1. SEE SHEET L-001-P3 FOR GENERAL LANDSCAPE NOTES, ABBREVIATIONS & SYMBOLS.
2. SEE MATERIALS PLANS AND WATER FOUNTAIN DWGS FOR ADITIONAL INFORMATION.

PROJECT INFORMATION

Downtown East COMMONS

MINNEAPOLIS, MINNESOTA

CITY OF MINNEAPOLIS – OWNER
Department of Community Planning & Economic Development
www.ci.minneapolis.mn.us

Landscape Architecture = L
HARGREAVES ASSOCIATES
116 Magazine Street, Cambridge, MA 02138
www.hargreaves.com

Irrigation = LI
MAIN LINE CONSULTING
7620 Jennifer Lane, Pillor Lake, MN 55372
www.mainlineconsulting.net

Local Landscape Architecture = LX
DAMON FARBER ASSOCIATES
401 2nd Ave N, Suite 410, Minneapolis, MN 55401
www.damonfarber.com

Architecture = A
VJAA
431 First Avenue North, Minneapolis, MN 55401
www.vjaa.com

Site Civil Engineering = C
PIERCE PINI & ASSOCIATES
9298 Central Ave NE, Minneapolis, MN 55434
www.piercepini.com

Site & Building Lighting Designer = EL
ILLUMINATION ARTS
650 Bloomfield Avenue, Suite 101, Bloomfield, NJ 07003
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Site & Building MEP Engineering = M, E, P
HALLBERG ENGINEERING
1750 Commerce Ct, White Bear Lake, MN 55110
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Fountain Mechanical & Electrical = XF
COMMERCIAL AQUATIC ENGINEERING
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www.fountaindesigns.com

SEAL/SIGNATURE

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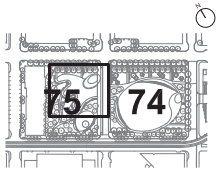
ISSUE/REVISIONS

NO.	DESCRIPTION	DATE
	SCHEMATIC DESIGN	08/12/2015
	DESIGN DEVELOPMENT	08/28/2015
	PDR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

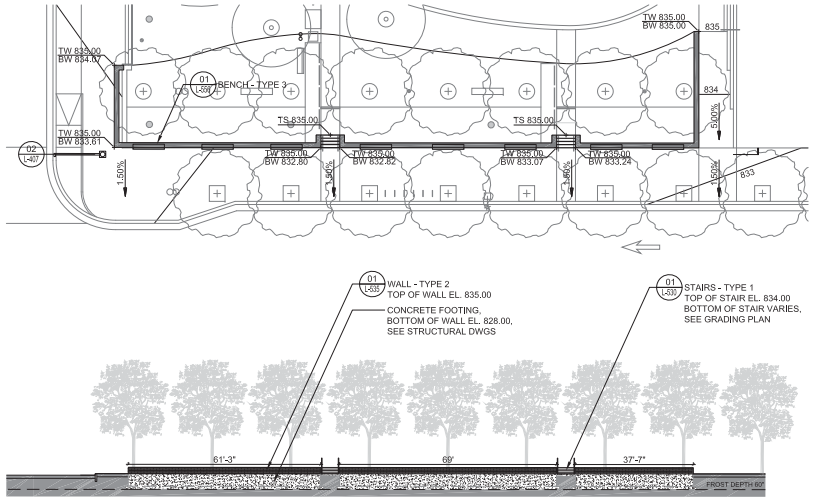
Project No.:	MNC 1401
Drawn By:	ML
Checked By:	GMc
Date:	09/30/2015
Scale:	1/8" = 1'-0"

SHEET TITLE

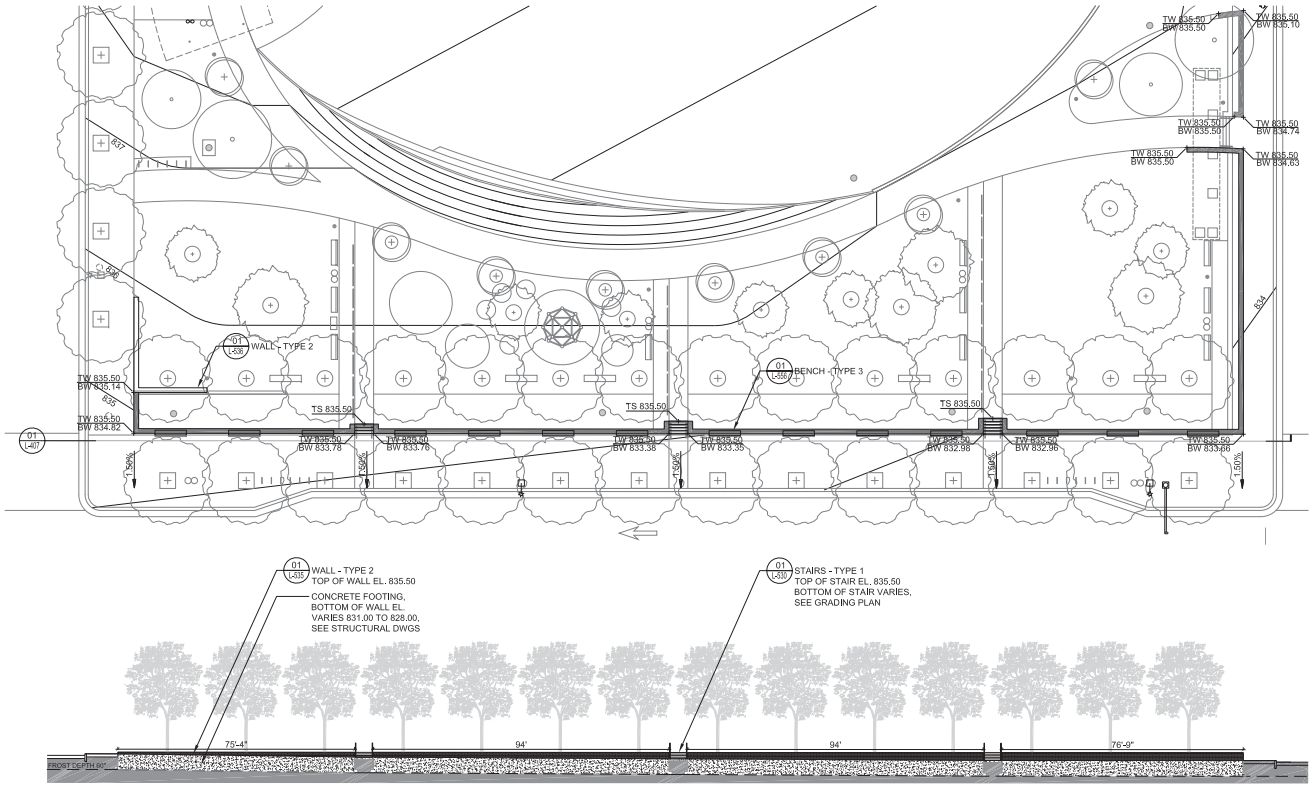
LANDSCAPE ENLARGEMENT WATER PLAZA

SHEET NO.

L-406-P3



2 ENLARGEMENT - 4TH STREET WALL & STAIRS BLOCK 75
SCALE: 1/16" = 1' - 0"



1 ENLARGEMENT - 4TH STREET WALL & STAIRS BLOCK 74
SCALE: 1/16" = 1' - 0"

PROJECT INFORMATION

Downtown East COMMONS

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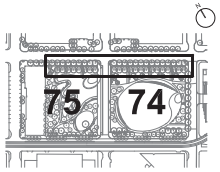
	PDR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

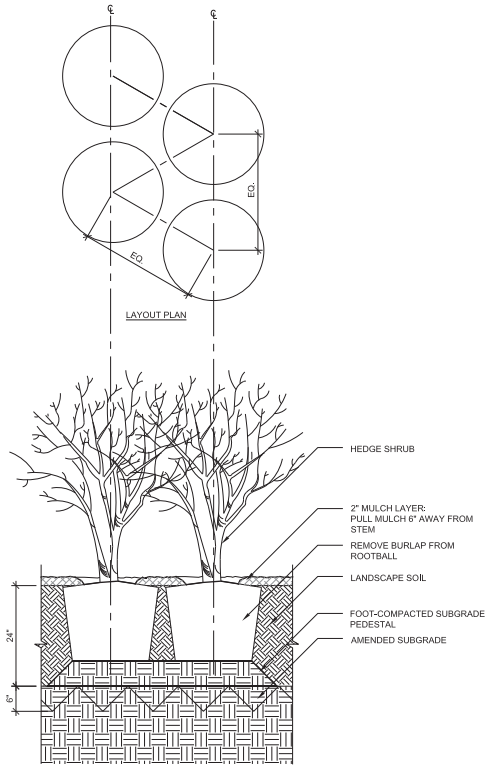
Project No.:	MNC 1401
Drawn By:	ML
Checked By:	GMc
Date:	09/30/2015
Scale:	AS SHOWN

SHEET TITLE

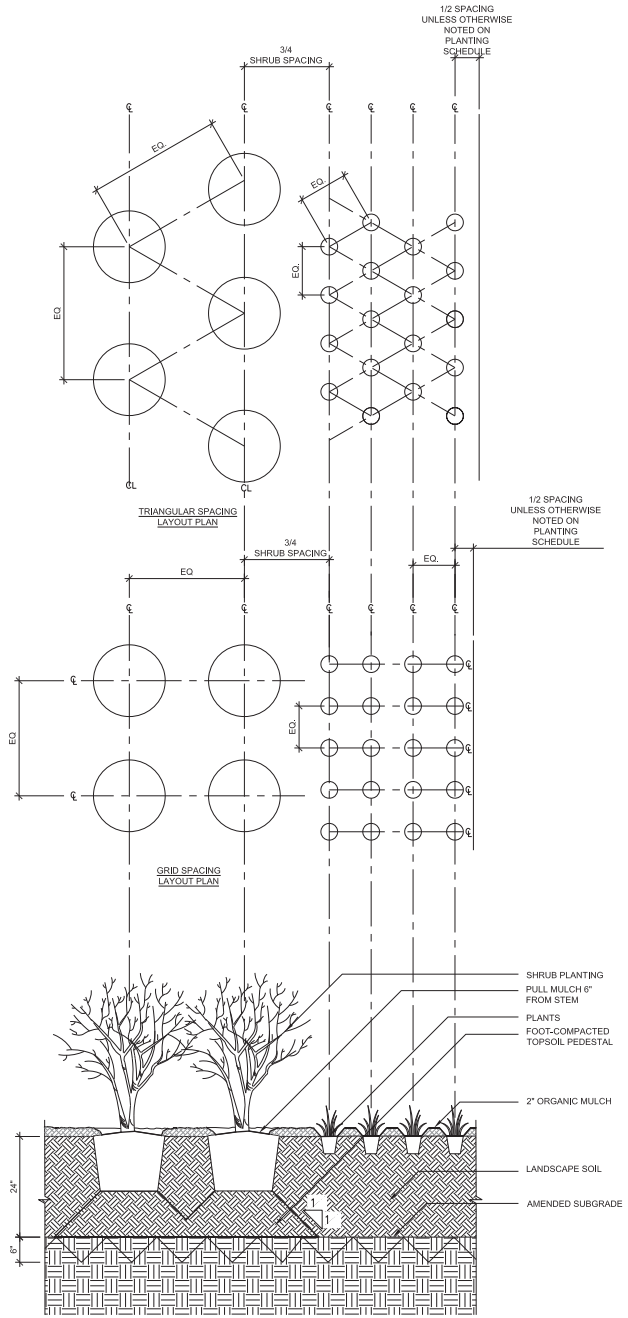
LANDSCAPE ENLARGEMENT 4TH STREET WALL & STAIRS

SHEET NO.

L-407-P3



2 PLANT COMMUNITY - TYPE 2 - HEDGE PLANTING
SCALE: 1" = 1' - 0"



1 PLANT COMMUNITY - TYPE 1 - SHRUB & PERENNIAL PLANTING
SCALE: 1" = 1' - 0"

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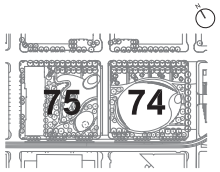
	DESIGN DEVELOPMENT	08/28/2015
	PDR SUBMISSION	09/30/2015

KEY MAP



SHEET INFORMATION

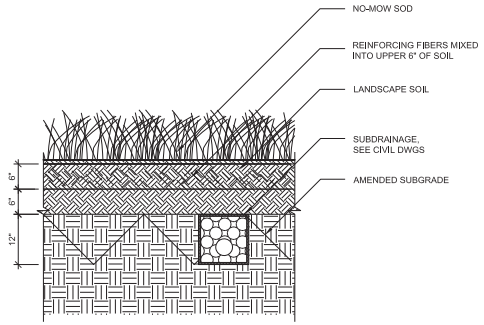
Project No.:	MNC 1401
Drawn By:	ML
Checked By:	GMc
Date:	09/30/2015
Scale:	AS SHOWN

SHEET TITLE

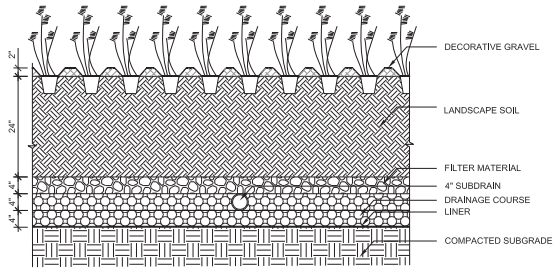
LANDSCAPE DETAILS PLANTING

SHEET NO.

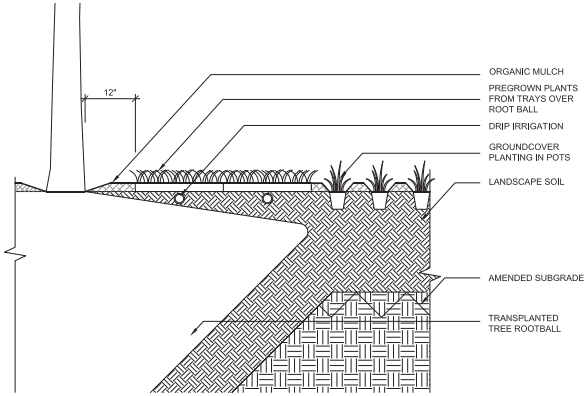
L-575-P3



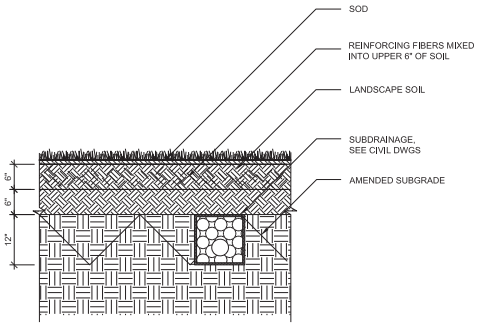
3 PLANT COMMUNITY - TYPE 5 - FIBER-REINFORCED NO-MOW MEADOW
SCALE: 1" = 1' - 0"



2 PLANT COMMUNITY - TYPE 4 - PRAIRIE / WOODLAND LOWLAND PLANTING
SCALE: 1" = 1' - 0"



1 PLANT COMMUNITY - TYPE 3 - PRAIRIE / WOODLAND UPLAND PLANTING
SCALE: 1" = 1' - 0"



4 PLANT COMMUNITY - TYPE 6 - FIBER-REINFORCED EVENT LAWN
SCALE: 1" = 1' - 0"

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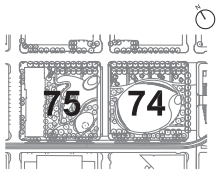
KEY MAP



SHEET INFORMATION

Project No.: MNC 1401
Drawn By: ML
Checked By: GMc
Date: 09/30/2015
Scale: AS SHOWN

SHEET TITLE

LANDSCAPE DETAILS PLANTING

SHEET NO.

L-576-P3

Schaffer, Brian C.

From: Schaffer, Brian C.
Sent: Tuesday, September 08, 2015 2:27 PM
To: Goodman, Lisa R.; Sadler, Patrick A.
Cc: Mercer, Miles K.; Tony.Barranco@RyanCompanies.com
Subject: Downtown East Commons: Submitting for City Planning Commission Review

Council Member Goodman,

I am writing to notify you that the project team for the Downtown East Commons will be submitting an application to the City Planning Commission to obtain its land use approvals. It is the project team's hope that the project will be on the October 19th City Planning Commission agenda.

As the current owner of the property, Ryan Companies is applying for the land use approvals from the City Planning Commission. Tony Barranco, Vice President of Development for Ryan Companies, is included in this email.

The design for the Planning Commission application is consistent with the concept design for the Commons considered and approved at the CDRS meeting on August 25th.

The project team is planning its next public meeting on the Downtown East Commons for the second week of October. More details and confirmation of the date will be forthcoming.

If you have any questions or would like to talk more, please contact me, Miles Mercer or Tony Barranco (both cc'ed) from the project team.

Thank you,
Brian

Brian Schaffer, AICP
Principal City Planner
Long Range Planning Division

City of Minneapolis – Community Planning and Economic Development
105 Fifth Avenue South, Suite 200
Minneapolis, MN 55401

Office: 612.673.2670
brian.schaffer@minneapolismn.gov
www.minneapolismn.gov/cped

Schaffer, Brian C.

From: Schaffer, Brian C.
Sent: Tuesday, September 08, 2015 2:28 PM
To: Frey, Jacob; Ritchie, Heidi
Cc: Mercer, Miles K.; Tony.Barranco@RyanCompanies.com
Subject: Downtown East Commons: Submitting for City Planning Commission Review

Council Member Frey,

I am writing to notify you that the project team for the Downtown East Commons will be submitting an application to the City Planning Commission to obtain its land use approvals. It is the project team's hope that the project will be on the October 19th City Planning Commission agenda.

As the current owner of the property, Ryan Companies is applying for the land use approvals from the City Planning Commission. Tony Barranco, Vice President of Development for Ryan Companies, is included in this email.

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If you have any questions or would like to talk more, please contact me, Miles Mercer or Tony Barranco (both cc'ed) from the project team.

Thank you,
Brian

Brian Schaffer, AICP
Principal City Planner
Long Range Planning Division

City of Minneapolis – Community Planning and Economic Development
105 Fifth Avenue South, Suite 200
Minneapolis, MN 55401

Office: 612.673.2670
brian.schaffer@minneapolismn.gov
www.minneapolismn.gov/cped

Schaffer, Brian C.

From: Schaffer, Brian C.
Sent: Tuesday, September 08, 2015 1:11 PM
To: joan bennett (joanmbennett@gmail.com); 'info@thedma.org'
Cc: Mercer, Miles K.; Tony.Barranco@RyanCompanies.com
Subject: Downtown East Commons: Submiting application for approvals to City Planning Commission

Hi Joan and Christie,

I am writing to notify you and DMNA that the project team for the Downtown East Commons will be submitting an application to the City Planning Commission to obtain its land use approvals. It is the project team's hope that the project will be on the October 19th City Planning Commission agenda. EPNI will receive more information from the Planning Commission clerk regarding legal notices for the meeting.

Ryan Companies is applying for the land use approvals from the City Planning Commission. Tony Barranco, Vice President of Development for Ryan Companies, is included in this email.

The type and general location of the major design elements for the Downtown East Commons have not significantly changed from what was presented in May of this year. However, the details of the design have evolved and advanced since then. You can see that advanced design in materials and systems were presented to the City Planning Commission at their Committee of the Whole meeting on August 20th. Linked here:
http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/wcms1p-147326.pdf

The project team is planning its next public meeting on the Downtown East Commons for the second week of October. More details and confirmation of the date will be forthcoming.

If you have any questions or would like to talk more, please contact me or Miles Mercer or Tony Barranco (both cc'ed) from the project team.

Thank you,
Brian

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Long Range Planning Division

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brian.schaffer@minneapolismn.gov
www.minneapolismn.gov/cped

Schaffer, Brian C.

From: Schaffer, Brian C.
Sent: Tuesday, September 08, 2015 1:09 PM
To: 'Lynn Regnier'
Cc: Mercer, Miles K.; Tony.Barranco@RyanCompanies.com
Subject: Downtown East Commons: Submiting application for approvals to City Planning Commission

Hi Lynn,

I am writing to notify you and Elliot Park Neighborhood, Inc that the project team for the Downtown East Commons will be submitting an application to the City Planning Commission to obtain its land use approvals. It is the project team's hope that the project will be on the October 19th City Planning Commission agenda. EPNI will receive more information from the Planning Commission clerk regarding legal notices for the meeting.

Ryan Companies is applying for the land use approvals from the City Planning Commission. Tony Barranco, Vice President of Development for Ryan Companies, is included in this email.

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If you have any questions or would like to talk more, please contact me or Miles Mercer or Tony Barranco (both cc'ed) from the project team.

Thank you,
Brian

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