



Request for City Council Committee Action from the Department of Community Planning & Economic Development - Planning Division

Date: December 9, 2013

To: Council Member Gary Schiff, Chair, Zoning & Planning Committee and Members of the Committee

Referral to: Zoning & Planning Committee

Subject: Appeal of the Heritage Preservation Commission's denial of the demolition of the Star Tribune building at 425 Portland Avenue, establishment of interim protection; and direction to the Planning Director to prepare or cause to be prepared a designation study.

Recommendation: Notwithstanding staff recommendation, the Heritage Preservation Commission **denied** the demolition of the property at 425 Portland Avenue, established interim protection; and directed the Planning Director to prepare or cause to be prepared a designation study on November 19, 2013.

Previous Directives: N/A

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Presenters in Committee: John Smoley, Ph.D., City Planner, (612) 673-2830

Financial Impact

- No financial impact

Community Impact

- Neighborhood Notification: The Downtown Minneapolis Neighborhood Association and property owners within 350 feet of 425 Portland Avenue were notified of the Zoning and Planning Committee meeting by letter on November 27, 2013.
- City Goals: See staff report
- Comprehensive Plan: See staff report
- Zoning Code: See staff report
- End of 60-120-day decision period: December 22, 2013 and February 20, 2014 respectively

Background/Supporting Information

On October 3, 2013 Ryan Companies US, Inc. submitted a Wrecking/Moving application for the Star Tribune building at 425 Portland Avenue. On October 8, 2013, the Planning Director determined that the subject property met the Heritage Preservation Regulations' definition of a historic resource and deemed the application incomplete pending submittal and review of a Demolition of a Historic Resource application.

On October 23, 2013 Ryan Companies US, Inc. submitted a Demolition of a Historic Resource application to demolish the Star Tribune Building at 425 Portland Avenue. Notwithstanding staff recommendation, the Heritage Preservation Commission **denied** the demolition of the property at 425 Portland Avenue, established interim protection, and directed the Planning Director to prepare or cause to be prepared a designation study in an 8-1 vote at their November 19, 2013 meeting.

On November 22, 2013 Ryan Companies US, Inc. submitted an Appeal of the Heritage Preservation Commission's denial of the demolition of the Star Tribune building at 425 Portland Avenue, establishment of interim protection, and direction to the Planning Director to prepare or cause to be prepared a designation study on the basis that:

- the nearly two-block urban park is a vital component of the Downtown East project;
- the Downtown East project and the urban park will each serve as catalysts for the continued redevelopment of the area surrounding the Vikings Stadium, which has seen almost no development since opening of the Metrodome in 1982;
- without the 425 Portland Avenue building being demolished, Ryan's project will not go forward; and
- the applicant accepts CPED's staff recommendation with respect to certain mitigation measures as outlined in their report.

The CPED staff report is attached.

Supporting Material

- A. Appeal Application Materials
- B. November 19, 2013 HPC Staff Report with Attachments
- C. November 19, 2013 HPC Meeting Minutes
- D. Public Comment