



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #2
 January 26, 2015
 Vac-1619 and Vac-1622

LAND USE APPLICATION SUMMARY

Property Location: 401 Chicago Avenue
Project Name: Street vacations
Prepared By: [Hilary Dvorak](#), Principal Planner, (612) 673-2639
Applicant: Minnesota Sports Facilities Authority
Project Contact: Steven Maki, P.E., Minnesota Sports Facilities Authority
Request: To vacate 5th Street South between Chicago Avenue and 11th Avenue South and parts of 4th Street South adjoining the east side of the Metrodome parcel.

Required Applications:

Vacation 1619	Petition to vacate 5 th Street South lying northeasterly of 6 th Street South and lying between Chicago Avenue and 11 th Avenue South.
Vacation 1622	Petition to vacate parts of 4 th Street South adjoining the east side of the Metrodome parcel.

SITE DATA

Existing Zoning	II, Light Industrial District IL, Industrial Living Overlay District and DP, Downtown Parking Overlay District
Lot Area	Not applicable
Ward(s)	3
Neighborhood(s)	Downtown East
Designated Future Land Use	Public and Institutional
Land Use Features	Commercial Corridor (Chicago Avenue) Growth Center (Downtown)
Small Area Plan(s)	Downtown East/North Loop Master Plan

Date Application Deemed Complete	Not applicable	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	Not applicable	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The site is the future home of the Minnesota Multi-Purpose stadium. The stadium is currently under construction and is slated to open in August of 2016.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is surrounded by office and commercial buildings, residential development of varying densities, the Hennepin County Medical Center and structured and surface parking facilities. The site is located in the Downtown East neighborhood.

PROJECT DESCRIPTION. The Minnesota Sports Facilities Authority has petitioned to vacate that portion of 5th Street South lying northeasterly of 6th Street South and lying between Chicago Avenue and 11th Avenue South. The Minnesota Sports Facilities Authority has also petitioned to vacate parts of 4th Street South adjoining the East side of the Metrodome.

The vacation of parts of 4th Street is being proposed to clean up the property lines that resulted from the development of the Metrodome. The parts of the street that are being vacated are remnants of the streets that were left after the land was assembled and the Metrodome was constructed.

The vacation of 5th Street is being proposed to suit the Minnesota Sports Facilities Authority's need to construct and maintain site infrastructure associated with the new stadium. Within the area that will be vacated retaining walls, on-site walkways and stairways, a bicycle path, a drop off bay, a parking lot for players and coaches and an underground stormwater infiltration gallery will be constructed. During NFL games, a 100-foot perimeter around the regional sports arena is required to be established. Ownership of the land proposed to be vacated will allow the Minnesota Sports Facilities Authority to construct, maintain, operate and over time, upgrade their site infrastructure. The removal of 5th Street was analyzed as part of the Environmental Impact Statement that was completed for the stadium project. As a mitigating factor for its removal, 6th Street will be modified to accommodate one west bound travel lane.

RELATED APPROVALS. In August of 2013, the Minneapolis City Council approved the recommendation of the Stadium Implementation Committee to construct the Minnesota Multi-Purpose Stadium, a 1,500,000 square foot, 65,500 seat stadium, with expansion up to 73,000, for use by the Minnesota Vikings and other civic and community uses, and stadium related infrastructure.

PUBLIC COMMENTS. No comments have been submitted in regards to these applications. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

VACATION Vac1619

The applicant is proposing to vacate 5th Street South lying northeasterly of 6th Street South and lying between Chicago Avenue and 11th Avenue South. The area to be vacated will be used as open space around the new regional sports arena.

The area to be vacated is legally described as follows:

That part of:

Lots 1, 2, 3, 4, 5, 6, and 7, Block 119, Morrison, Smith and Hancock's Addition to Minneapolis.

Lot 1, Block 119, Town of Minneapolis.

Vacated 10th Avenue South lying northeasterly of the southeasterly extension of the southwesterly line of Block 103, Town of Minneapolis.

Lots 1, 2, 3, 4, and 5, Block 103, Town of Minneapolis.

Vac-1619 and Vac-1622

Vacated 9th Avenue South lying northeasterly of the southeasterly extension of the southwesterly line of Block 95, Town of Minneapolis.

Lots 1, 2, 3, 4, 5, and 10, Block 95, Town of Minneapolis.

Which lies southerly, southwesterly, and westerly of the following described line:

Commencing at the most easterly corner of Block 119, Morrison, Smith and Hancock's Addition to Minneapolis; thence South 30 degrees 04 minutes 43 seconds West along the southeast line of said Block 119 a distance of 109.08 to the beginning of the line to be described; thence southwesterly, westerly, and northwesterly a distance of 348.96 feet along a non-tangential curve concave to the North having a central angle of 64 degrees 29 minutes 27 seconds, a radius of 310.03 feet, and a chord of said curve bears South 87 degrees 51 minutes 16 seconds West; thence North 59 degrees 54 minutes 00 seconds West a distance of 637.85 feet; thence northwesterly, northerly, and northeasterly a distance of 291.47 feet along a tangential curve concave to the East having a central angle of 69 degrees 39 minutes 20 seconds and a radius of 239.75 feet to a point of reverse curve; thence northeasterly a distance of 26.34 feet along said reverse curve having a central angle of 4 degrees 42 minutes 57 seconds and a radius of 320.00 feet to the northwest line of Block 95, Town of Minneapolis and said line there terminating.

Of the utilities and/or affected property owners that have responded CenterPoint Energy, MCI Communications Services Inc., Comcast, County of Hennepin, Xcel Energy and CenturyLink have requested an easement.

The Public Works Department and the Community Planning and Economic Development Department find that, except for the requested easements, the area proposed for the vacation is not needed for any public purpose and it is not part of a public transportation corridor.

VACATION Vac 1622

The applicant is proposing to vacate parts of 4th Street South adjoining the east side of the Metrodome parcel. The area to be vacated will be used as open space around the new regional sports arena.

The area to be vacated is legally described as follows:

That part of Lots 1 and 2, Block 105, Town of Minneapolis; vacated 4th Street; Lots 6, 7 and 8, Block 104, Town of Minneapolis; and Lot 7, Block 104, Morrison Smith & Hancock's Addition to Minneapolis, described as follows:

Beginning at the most westerly corner of said Block 105; thence North 30 degrees, 51 minutes, 13 seconds East, along the Northwest line of said Block 105, a distance of 35.03 feet; thence southeasterly a distance of 112.58 feet along a non-tangential curve concave to the southwest having a radius of 532.96 feet, a central angle of 12 degrees, 06 minutes, 10 seconds and a chord bearing of South 36 degrees, 10 minutes, 54 seconds East; thence South 30 degrees, 07 minutes, 49 seconds East, tangent to the last described course a distance of 260.01 feet to a point on the southeast line of Lot 7, Block 104, said Morrison Smith & Hancock's Addition to Minneapolis distant 110.00 feet northeasterly from the most southerly corner thereof; thence North 38 degrees, 01 minutes, 05 seconds West a distance of 152.7 feet to a point on the northeast line of Lot 8, Block 104, said Town of Minneapolis distant 56.00 feet southeasterly from the most northerly corner thereof; thence North 20 degrees, 56 minutes, 35 seconds West a distance of 129.24 feet to a point on the southwest line of said Block 105 distant 86.78 feet southeasterly from the most westerly corner thereof; thence North 59 degrees, 11 minutes, 17 seconds West along the southwest line of said Block 105 a distance of 86.78 feet to the point of beginning.

Of the utilities and/or affected property owners that have responded MCI Communications Services Inc. has requested an easement.

The Public Works Department and the Community Planning and Economic Development Department find that, except for the requested easements, the area proposed for the vacation is not needed for any public purpose and it is not part of a public transportation corridor.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the vacation (Vac1619):

The Department of Community Planning and Economic Development recommends that the City Planning Commission and the City Council **approve** the application to vacate 5th Street South lying northeasterly of 6th Street South and lying between Chicago Avenue and 11th Avenue South subject to the retention of easements by CenterPoint Energy, MCI Communications Services Inc., Comcast, County of Hennepin, Xcel Energy and CenturyLink.

Recommendation of the Department of Community Planning and Economic Development for the vacation (Vac1622):

The Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council **approve** the application to vacate parts of 4th Street South adjoining the East side of the Metrodome parcel subject to the retention of easements by MCI Communications Services Inc..

ATTACHMENTS

1. Vacation petition, maps and responses from the utilities and affected property owners for Vac1619.
2. Vacation petition, maps and responses from the utilities and affected property owners for Vac1622.

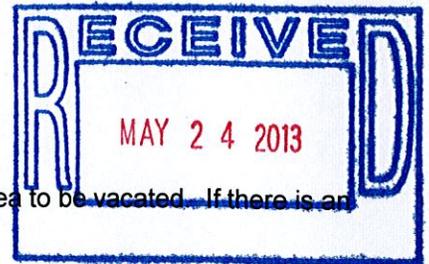
**Petition to Vacate
City Of Minneapolis Street, Alley or Utility Easement**

Petitioner: Minnesota Sports Facilities Authority (2 of 4)
Address: 900 South 5th Street, Minneapolis, MN 55415
Contact Person: Steven Maki, P.E. (612)-335-3313

Vacation File No.
1619
Page 1 of 2

Description of Easement to be vacated: 5th St. S., lying northeasterly of 6th St. S. and lying between Chicago Ave. and 11th Ave. S. (Survey and Legal Description Attached)

Review and Comment



Utility easements cannot be reserved unless there is an existing facility within the area to be vacated. If there is an existing utility, please enclose a map showing its location.

Name of Reviewing Agency _____

Phone: _____ e-Mail: _____

Approve petition

Deny petition (provide explanation)

Reserve Easements (provide description)

By: _____ Date _____

Comments:

STREET VACATION EXHIBIT

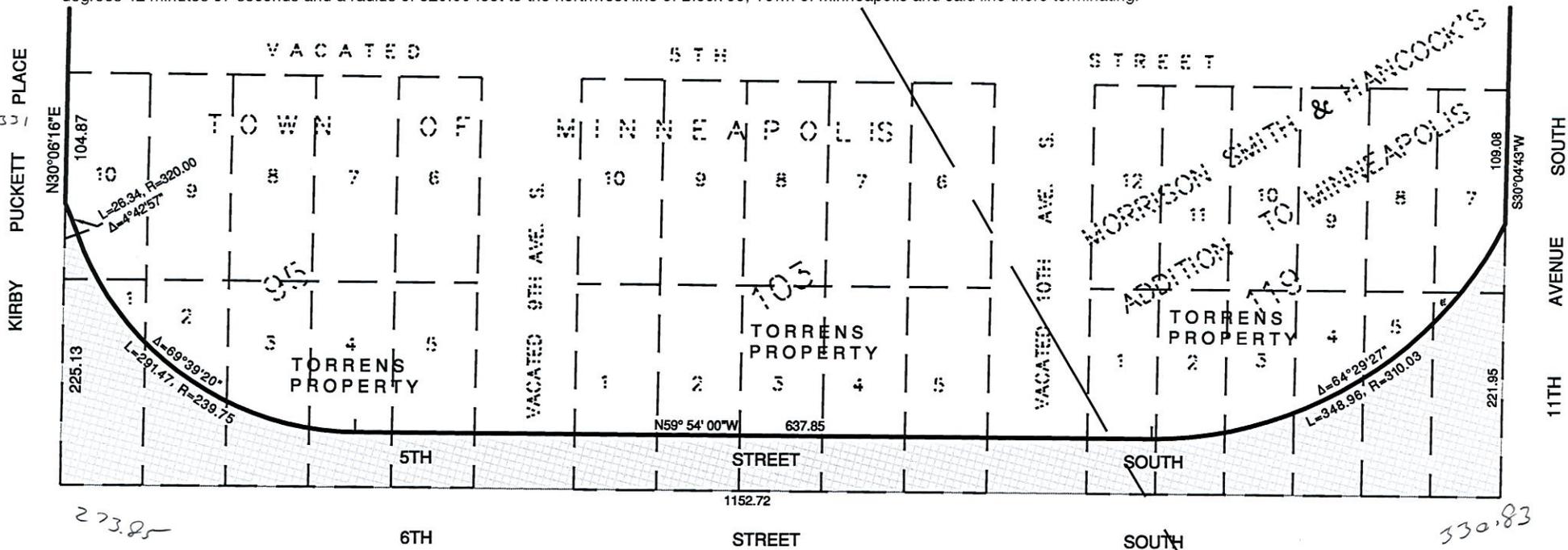
STREET VACATION AREA = 77,087 SQ. FT.

That part of:

- Lots 1, 2, 3, 4, 5, 6, and 7, Block 119, Morrison, Smith and Hancock's Addition to Minneapolis.
- Lot 1, Block 119, Town of Minneapolis.
- Vacated 10th Avenue South lying northeasterly of the southeasterly extension of the southwesterly line of Block 103, Town of Minneapolis.
- Lots 1, 2, 3, 4, and 5, Block 103, Town of Minneapolis.
- Vacated 9th Avenue South lying northeasterly of the southeasterly extension of the southwesterly line of Block 95, Town of Minneapolis.
- Lots 1, 2, 3, 4, 5, and 10, Block 95, Town of Minneapolis.

Which lies southerly, southwesterly, and westerly of the following described line:

Commencing at the most easterly corner of Block 119, Morrison, Smith and Hancock's Addition to Minneapolis; thence South 30 degrees 04 minutes 43 seconds West along the southeast line of said Block 119 a distance of 109.08 to the beginning of the line to be described; thence southwesterly, westerly, and northwesterly a distance of 348.96 feet along a non-tangential curve concave to the North having a central angle of 64 degrees 29 minutes 27 seconds, a radius of 310.03 feet, and a chord of said curve bears South 87 degrees 51 minutes 16 seconds West; thence North 59 degrees 54 minutes 00 seconds West a distance of 637.85 feet; thence northwesterly, northerly, and northeasterly a distance of 291.47 feet along a tangential curve concave to the East having a central angle of 69 degrees 39 minutes 20 seconds and a radius of 239.75 feet to a point of reverse curve; thence northeasterly a distance of 26.34 feet along said reverse curve having a central angle of 4 degrees 42 minutes 57 seconds and a radius of 320.00 feet to the northwest line of Block 95, Town of Minneapolis and said line there terminating.



CERTIFICATION:

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

PAUL A. THORP

Reg. No. 13637

Date: 4-26-13



NOT TO SCALE



Engineering · Surveying
Landscape Architecture

HANSEN THORP PELLINEN OLSON, Inc.

7510 Market Place Drive • Eden Prairie, MN 55344
952-829-0700 • 952-829-7806 fax



700 West Linden Avenue
PO Box 1165
Minneapolis, MN 55440-1165

June 3, 2013

Hilary Dvorak
Principal Planner
Minneapolis Department of Community Planning & Economic Development
250 S 4th St. Room 300
Minneapolis, MN 55415

RE: Proposed vacation files No's. 1618, 1619, 1620

Dear Ms. Dvorak:

With reference to the proposed vacation file No's. 1618, 1619, 1620 mentioned above, CenterPoint Energy does have a natural gas main and service lines in the road Right of Way of 5th Street South and 6th Street South.

Since these gas mains and services is an important part of the distribution system for this development we must object to this proposed vacation unless suitable easement rights are reserved to CenterPoint Energy pursuant to MnSta 160.29 & MnRule 7819.3200.

Please reserve an easement to CenterPoint Energy, created by and within proposed vacation file No's. 1618, 1619, and 1620 establishing the easement and filed with the Hennepin County Recorder's office.

We may consider removing our objection should the petitioner wish to reimburse CenterPoint Energy the cost of relocating the existing gas main and service line. Please inform the petitioner to contact Andrew Balgobin, Administrative Engineer, at 612-321-5426 to discuss this and any other options that may be available.

Thank you for the advance notice and please send me a copy of the "final action" on this proposal.

Respectfully,
CENTERPOINT ENERGY

Chuck Mayers
Chuck Mayers
Right-of-Way Specialist

pc: Andrew Balgobin, Administrative Engineer
Kevin Joyce, Area Manager
Shanee Bailey, Area Supervisor Operations
Charles McCoy, Master Tech ADV Foreperson
Dean Nicholas, Rehab Designer
Mary Lou Watson, Sales Associate



OSP National Support /
Investigations
2400 North Glenville
Richardson, TX 75082

MCI Communications Services, Inc.

06/06/2013

**CITY OF MINNEAPOLIS
PLANNING AND DEVELOPMENT
HILARY DVORAK
250 S. 4TH STREET, ROOM 300
MINNEAPOLIS, MN 55415**

**RE: FILE NO'S:1618,1619,1620&1622 - EASEMENT VACATION REQUEST
- S. 5TH ST / S. 6TH ST. BETWEEN PARK AVE. AND CHICAGO AVE. -
MINNEAPOLIS, HENNEPIN COUNTY, MN.**

Verizon Business ID: 21340-2013

Dear Sir or Madam:

MCI has been notified by your office regarding the above referenced project.

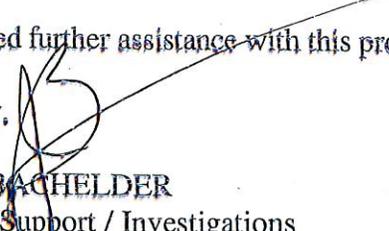
In reviewing this request, it has been determined that MCI does maintain facilities in this area and does not intend to waive any rights of easements as defined in your letter. A copy of our facilities near the area in question is included with this letter.

The as-built drawings for this area are enclosed and are for information purposes only.

You should address future correspondence concerning the project to the attention of **OSP National Support/Investigations** at the above address. Please include the above **Verizon Business ID number**.

If you need further assistance with this project, please do not hesitate to call me.

Sincerely,


JOHN BACHELDER
National Support / Investigations
972-729-6322



6TH ST S & CHICAGO AVE, WINNEAPOLIS, WI Address/Intersection Search

Road Aerial Hybrid 17 [Icons]

Legend/Layer Attributes Search Results

Legend/Layer	Attributes	Search	Results
Transmedia			Layer Label
Buried		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
FSRV_Buried		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Aerial		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
FSRV_Aerial		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Leased		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
FSRV_Leased		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Structures			Layer Label
Building Footprint		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Building		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Pole		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Tower		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Access Points			Layer Label
Access Points		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Span			Layer Label
Span		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
FSRV_Span		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Equipment			Layer Label
Termination Panel		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Splice Closure			Layer Label
SpliceClosure		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Refresh Map



Last Updated: 05-31-2013

Ospfim | Upgrade IE | AWStats | Feedback

Legend/Layer Attributes Search Results

Address Selected Features

Attributes

asMedia (2)

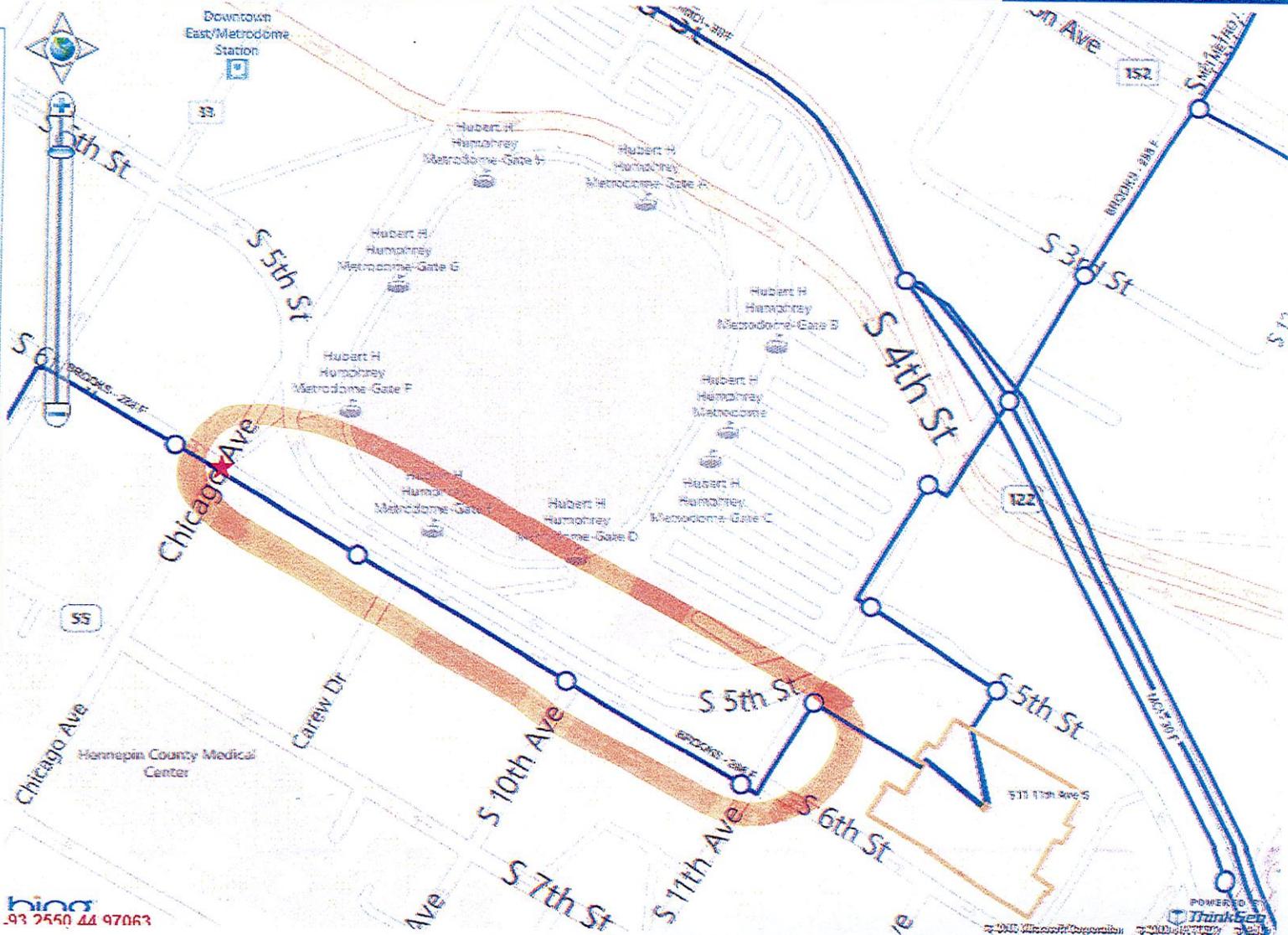
BROOKS - 288 F

- TYPE_NAME : BURIED
- STATUS : EXS
- LENGTH : 466
- LABEL : BROOKS - 288 F
- PROJ_NUM : 444436-05
- ALIAS :
- PRL_NUM :
- PROJ_NAME : MINNEAPOLIS DOWNTOWN LOOP
- RID : 92960

MCI METRO - 288 F

- TYPE_NAME : BURIED
- STATUS : EXS
- LENGTH : 13449
- LABEL : MCI METRO - 288 F
- PROJ_NUM : 037680-01
- ALIAS :
- PRL_NUM :
- PROJ_NAME : St Paul, MN 1200 Energy Park Dr, U
- RID : 96984

bing 93 2550 44 97063



**Petition to Vacate
City Of Minneapolis Street, Alley or Utility Easement**

Petitioner: Minnesota Sports Facilities Authority (2 of 4)
Address: 900 South 5th Street, Minneapolis, MN 55415
Contact Person: Steven Maki, P.E. (612)-335-3313

Vacation File No.

1619

Page 1 of 2

Description of Easement to be vacated: 5th St. S., lying northeasterly of 6th St. S. and lying between Chicago Ave. and 11th Ave. S. (Survey and Legal Description Attached)

Review and Comment

Utility easements cannot be reserved unless there is an existing facility within the area to be vacated. If there is an existing utility, please enclose a map showing its location.

Name of Reviewing Agency Comcast - Tom Niedzielski

Phone: 651-493-5407 e-Mail: Thomas-Niedzielski@cable.comcast.com

Approve petition

Deny petition (provide explanation)

Reserve Easements (provide description)

By: *Anna Cichon*

Date 6-12-13

Comments:

Reply to Vacation Inquiry File # 1619 5 th St. S., lying northeasterly of 6 th St. S, and lying between Chicago Ave. and 11 th Ave. S.	To Lisa Baldwin	From: Tom Niedzielski
	City of Minneapolis Planning Commission	Comcast
	Phone # 612-673-5342	Phone # 612-490-7750
	Fax # 612-673-2526	Fax # 651-493-5116

Description of public right-of way proposed to be vacated:

See attached legal description

This section to be completed ONLY by City Depts

- We have no objections to this vacation
- We have no objections to the vacation, subject to conditions stated below
- We object to the vacation for the reasons stated below

Conditions/Reasons:

This section to be completed ONLY by Utilities

- We do NOT have facilities in the proposed vacated area, and we therefore RELEASE our utility easement rights, subject to any conditions or exceptions stated below
- We do NOT have facilities in the proposed vacated area, but we wish to RETAIN our easement rights, subject to any conditions or exceptions stated below
- We DO have facilities in the proposed vacated area, and we therefore RETAIN our easement rights, subject to any conditions or exceptions stated below

Conditions/Exceptions: We can release these rights provided the proposed improvements do not interfere with its existing facilities or interfere with Comcast's access to the said facilities to maintain, repair, or upgrade them. Should the said improvements in anyway interfere with or prevent access to the said facilities, the petitioner or its successor shall provide new easements as required and the petitioner or its successor shall assume all costs of relocating facilities to the new easements.

Duly authorized representative:

Duane Carlson / Construction Manager

Print Name / Title


Signature

Comcast
Company Name

06-12-13
Date

Description of Vacation Area

5th St. S., lying northeasterly of 6th St. S. and lying between Chicago Ave. and 11th Ave. S.

Petition to Vacate
City Of Minneapolis Street, Alley or Utility Easement

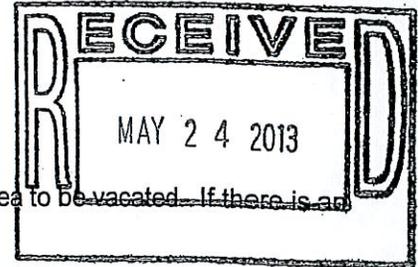
Petitioner: Minnesota Sports Facilities Authority (2 of 4)
Address: 900 South 5th Street, Minneapolis, MN 55415
Contact Person: Steven Maki, P.E. (612)-335-3313

Vacation File No.
1619
Page 1 of 2

Description of Easement to be vacated: 5th St. S., lying northeasterly of 6th St. S. and lying between Chicago Ave. and 11th Ave. S. (Survey and Legal Description Attached)

Review and Comment

Utility easements cannot be reserved unless there is an existing facility within the area to be vacated. If there is an existing utility, please enclose a map showing its location.



Name of Reviewing Agency County of Hennepin

Phone: (612) 348-4457 e-Mail: jay.arneson@co.hennepin.mn.us

Approve petition

Deny petition (provide explanation)

Reserve Easements (provide description)

By: Jay Arneson Date 6-26-13

Comments: The County of Hennepin wishes to reserve an easement for utility purposes over that portion of the area to be vacated which lies within the Southeasterly 25.00 feet of Lot 2, Block 103, Town of Minneapolis and within the north westerly 50.00 feet of Lot 3, Block 103, Town of Minneapolis.

SEE 1/10" SCALE PLAN
FOR LOCATION OF
SLEEVES AT THIS BLDG. WALL

4
M3

IE 841.0
IE 839.0

IE 841.0
IE 839.0

IE 839.0
IE 841.0
IE 840.0
IE 840.0

IE 837.0

IE 848.0

IE 836.0

H.U.E.
H1

ELEV. 839.0

← 12" x 24" x 17" D
TEMPORARY JACKING PIT

IE 831.0

10" (2) 30" SLEEVES

FIFTH STREET

APPROX. 3-3 1/2' COVER
APPROX. 2 1/2' COVER

839.0

12" f

UGT

12" f

HG

15" f

IE 820.8

12" 36W x 48H

APPROX. 2 1/2' COVER

18" f

IE 81

42" f

IE 826.7

SIXTH STREET

← IE 823.0

IE 825.8

APPROX. 2' COVER

9'-0" APPROX.

ELEV. 837.7

COORDINATE LOCATION
OF PIPING WITH M&C

NINTH AVE.

TENTH AVE.

182
M2



414 Nicollet Mall
Minneapolis, MN 55401

July 15, 2013

Hilary Dvorak, Principal Planner
Minneapolis Department of Community Planning & Economic Development
250 S 4th St., Room 300
Minneapolis, MN 55415

Subject: Vacation File No. 1618, 1619, 1620, and 1622
Xcel Energy S&LR File No. 2013.449, 2013.450, 2013.451, and 2013.452

Dear Ms. Dvorak:

I am writing in response to your letter dated May 29, 2013 requesting Xcel Energy submit comments regarding the above referenced vacations.

Regarding File No. 1618, Xcel Energy requests to retain an easement along 5th St. S., lying between Park Ave. and Chicago Ave. for existing electric facilities. Please see attached description and exhibit.

Regarding File No. 1619 and 1620, Xcel Energy requests to retain our rights along 5th St. S., lying northeasterly of 6th St. S. and lying between Chicago Ave. and 11th Ave. S. as well as Part of Block 7, Morrison, Smith and Hancock's Addition to Minneapolis for existing electric facilities. However, if these facilities are to be relocated, please work with Designer Daniel Messner, 612-630-4167 and myself. Xcel Energy will locate or release easements when we have more information from the City and/or developer.

Regarding File No. 1622, this is a service line for which Xcel Energy requires no easement. However, the City and/or developer should work with Daniel Messner, 612-630-4167 and myself on the duct relocation. There will be a charge for the relocation.

PLEASE PROVIDE A COPY OF THE RECORDED DOCUMENT WHEREIN THE ABOVE EASEMENT IS RESERVED.

Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads 'Aimie Mims'.

Aimie L. Mims
Associate Siting & Land Rights Agent
612-330-6705
aimie.l.mims@xcelenergy.com

"Premises":

5th Street South, lying between Park Ave. and Chicago Ave.

"Easement Area":

A 10.00 foot wide easement over, under and across that part of the herein before described "Premises" which lies within 5.00 feet on each side of the following described centerline:

Commencing at the most easterly corner of Lot 6, Block 94, Town of Minneapolis; thence North 30 degrees 52 minutes 11 seconds East 35.46 feet along the northeasterly extension of the southeasterly line of said Block 94 to the point of beginning of the centerline to be described; thence North 60 degrees 32 minutes 07 seconds West 130.01 feet; thence North 58 degrees 20 minutes 28 seconds West 204.18 feet to the southeasterly right of way of Park Avenue South and said centerline there terminating.

The side lines of said easement are intended to be prolonged or shortened to terminate on the southeasterly right of way of Park Avenue South and the northwesterly right of way of Chicago Avenue South.

Containing 0.08 acres, more or less.

Petition to Vacate
City Of Minneapolis Street, Alley or Utility Easement

Petitioner: Minnesota Sports Facilities Authority (2 of 4)
Address: 900 South 5th Street, Minneapolis, MN 55415
Contact Person: Steven Maki, P.E. (612)-335-3313

Vacation File No.
1619
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Description of Easement to be vacated: 5th St. S., lying northeasterly of 6th St. S. and lying between Chicago Ave. and 11th Ave. S. (Survey and Legal Description Attached)

Review and Comment

Utility easements cannot be reserved unless there is an existing facility within the area to be vacated. If there is an existing utility, please enclose a map showing its location.

Name of Reviewing Agency CENTURYLINK

Phone: 612-381-5940 e-Mail: ERIC.FREESE2@CENTURYLINK.COM

Approve petition

Deny petition (provide explanation)

Reserve Easements (provide description)

By: ERIC FREESE Date 7/16/13

Comments:

PLEASE SEE ATTACHED



2800 Wayzata Blvd.
Room 300
Minneapolis, MN 55405

To:
Hilary Dvorak, Principal Planner
Minneapolis Community Planning & Economic Development
Planning Division
250 S 4th St, Room 300
Minneapolis, MN 55415

July 16, 2013

This is in response to your letter received on 05/29/2013, which gave notice of referenced vacations.

RE: Vacation File No. 1618, 1619, 1620

Vacation 1618, 1619, 1620:

CenturyLink's local network maintains telecommunications facilities within the described vacation area.

CenturyLink intends to reserve an easement. CenturyLink Facilities are located in various areas within the vacated area. Ultieg Engineering has completed a site survey on behalf of CenturyLink to determine exact size and location of said easement.

If an easement is not possible and CenturyLink facility relocations are requested the petitioner will be responsible for all relocation costs and CenturyLink will require a minimum of six months after receipt of payment to complete relocations.

The petitioner (Dan Bower with EVS) has notified CenturyLink that the existing petitions may be changed or recalled due to the changing nature of this site and the final new public and private right of ways. CenturyLink (Eric Freese as representative) has agreed that if the existing R.O.W. does change the legal description and size of the easement that is requested for the above mentioned vacations will be amended to a new description and size that all parties involved agree upon.

Respectfully,

Eric Freese

CenturyLink Field Engineer

612-381-5940

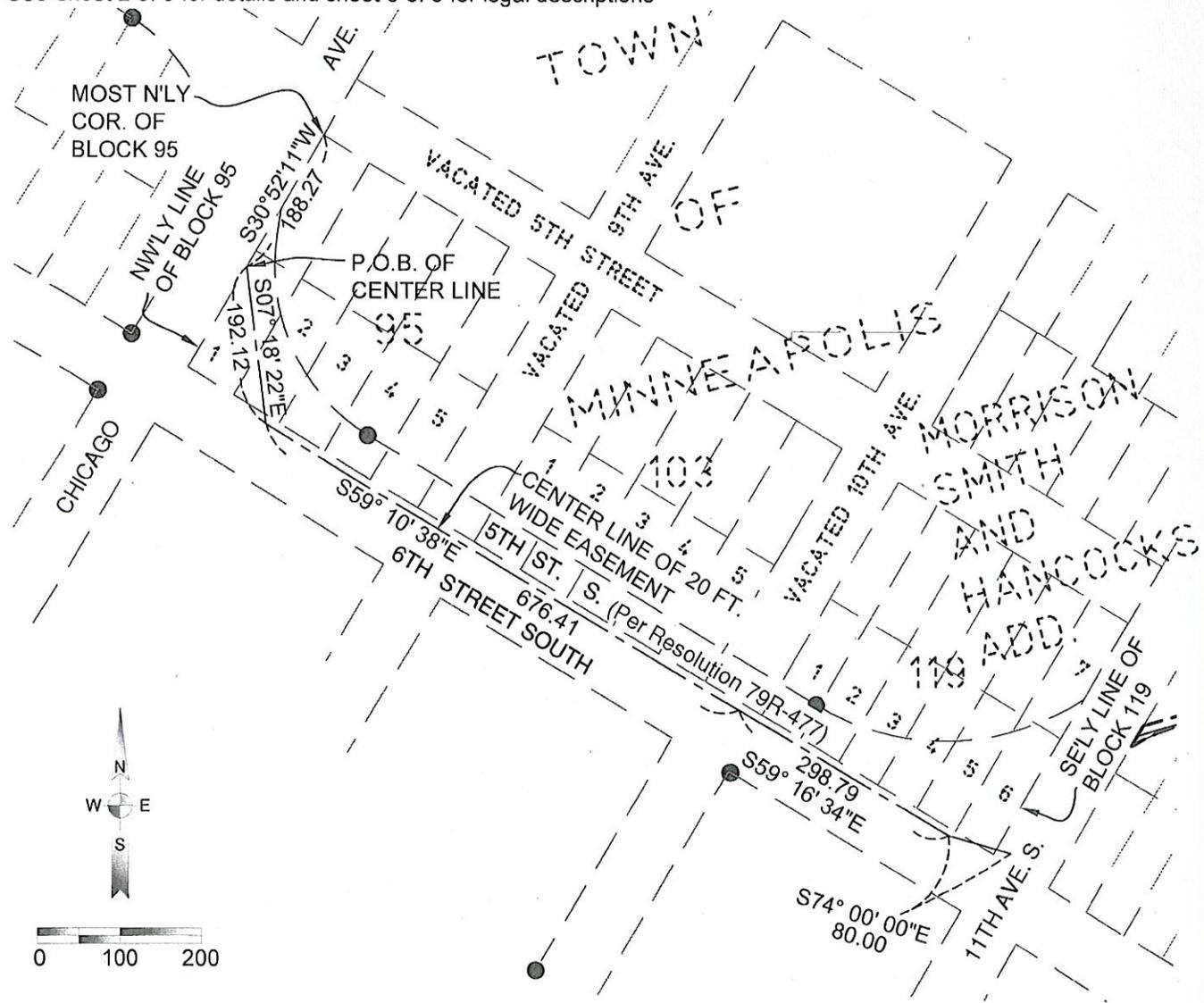
Eric.Freese@CenturyLink.com



4285 Lexington Ave. N., St. Paul, Minnesota 55421
 Phone: 651.415.3800 Fax: 651.415.2001
 Bismarck • Cedar Rapids • Denver • Detroit Lakes • Fargo
 Sioux Falls • St. Paul • Williston
 Web: www.ulteig.com

EXHIBIT A SHEET 1 OF 2 SHEETS

Certificate of Survey for: Qwest Corporation, d/b/a CenturyLink QC
 Qwest/CenturyLink Job Number: E.488374 City of Minneapolis Vacation File No. 1619
 Location: City of Minneapolis, Hennepin County, Minnesota
 See sheet 2 of 3 for details and sheet 3 of 3 for legal descriptions



Legend

- - Denotes Monument Found
- - Denotes Monument Set w/ Cap #40035

Ulteig Job Number: 13.00998
 Section: 26 Township: 29 Range: 24, 4th P.M.
 County: Hennepin

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Michael E. Cannon
 Michael E. Cannon Lic. No. 40035

Date: 7-11-13



4285 Lexington Ave. N., St. Paul, Minnesota 55421
Phone: 651.415.3800 Fax: 651.415.2001
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EXHIBIT A SHEET 2 OF 3 SHEETS

Certificate of Survey for: Qwest Corporation, d/b/a CenturyLink QC

Qwest/CenturyLink Job Number: E.488374 City of Minneapolis Vacation File No. 1619

Location: City of Minneapolis, Hennepin County, Minnesota

Easement Description:

A 20-foot wide easement for telecommunication purposes over, under and across those parts of Lots 1 through 5 inclusive, Block 95, those parts of Lots 1 through 5 inclusive, Block 103, Town of Minneapolis, and those parts of Lots 1 through 6 inclusive, Block 119, Morrison, Smith and Hancock's Addition to Minneapolis, all in Hennepin County, Minnesota, all lying within that portion of the redesigned 5th Street as designated in the City of Minneapolis Resolution 79R-477 filed under Document No. 4538398, and any portion of 6th Street South to be vacated, said easement lying 10.00 feet on each side of the following described centerline:

Commencing at the most northerly corner of said Block 95; thence South 30 degrees 52 minutes 11 seconds West, assumed bearing, along the northwesterly line of said Block 95 a distance of 188.27 feet to the point of beginning of the centerline to be described: thence South 07 degrees 18 minutes 22 seconds East a distance of 192.12 feet; thence South 59 degrees 10 minutes 38 seconds East a distance of 676.41 feet; thence South 59 degrees 16 minutes 34 seconds East a distance of 298.79 feet; thence South 74 degrees 00 minutes 00 seconds East a distance of 80.00 feet and there terminating.

The sidelines of said easement are to be lengthened or shortened to intersect the southeasterly line of said Block 119, Morrison, Smith and Hancock's Addition to Minneapolis and the northwesterly line of Block 95, said Town of Minneapolis.

Ulteig Job Number: 13.00998

Section: 26 Township: 29 Range: 24, 4th P.M.

County: Hennepin

January 16, 2015

Hilary Dvorak
CPED-Planning
250 4th St. So., Room 100
Minneapolis, MN 55415

RE: Vacating part of the street right of 5th St. S. for the MN Sports
Facilities Authority (Vacation 1619)

Dear Ms. Dvorak:

Public Works staff has reviewed this vacation petition and recommends
Approval of said petition.

The area to be vacated is legally described as follows:

That part of:

*Lots 1, 2, 3, 4, 5, 6, and 7, Block 119, Morrison, Smith and Hancock's Addition to
Minneapolis.*

Lot 1, Block 119, Town of Minneapolis.

*Vacated 10th Avenue South lying northeasterly of the southeasterly extension of
the southwesterly line of Block 103, Town of Minneapolis.*

Lots 1, 2, 3, 4, and 5, Block 103, Town of Minneapolis.

*Vacated 9th Avenue South lying northeasterly of the southeasterly extension of the
southwesterly line of Block 95, Town of Minneapolis.*

Lots 1, 2, 3, 4, 5, and 10, Block 95, Town of Minneapolis.

Which lies southerly, southwesterly, and westerly of the following described line:

*Commencing at the most easterly corner of Block 119, Morrison, Smith and Han-
cock's Addition to Minneapolis; thence South 30 degrees 04 minutes 43 seconds
West along the southeast line of said Block 119 a distance of 109.08 to the begin-
ning of the line to be described; thence southwesterly, westerly, and northwesterly a
distance of 348.96 feet along a non-tangential curve concave to the North having a
central angle of 64 degrees 29 minutes 27 seconds, a radius of 310.03 feet, and a
chord of said curve bears South 87 degrees 51 minutes 16 seconds West; thence
North 59 degrees 54 minutes 00 seconds West a distance of 637.85 feet; thence
northwesterly, northerly, and northeasterly a distance of 291.47 feet along a tan-
gential curve concave to the East having a central angle of 69 degrees 39 minutes
20 seconds and a radius of 239.75 feet to a point of reverse curve; thence north-
easterly a distance of 26.34 feet along said reverse curve having a central angle of
4 degrees 42 minutes 57 seconds and a radius of 320.00 feet to the northwest line
of Block 95, Town of Minneapolis and said line there terminating.*

Sincerely,

Don Elwood, P.E.
Director, Transportation Planning & Engineering

Cc: Dennis Morris

**Petition to Vacate
City Of Minneapolis Street, Alley or Utility Easement**

Petitioner: Minnesota Sports Facilities Authority (4 of 4)
Address: 900 South 5th Street, Minneapolis, MN 55415
Contact Person: Steven Maki, P.E. (612)-335-3313

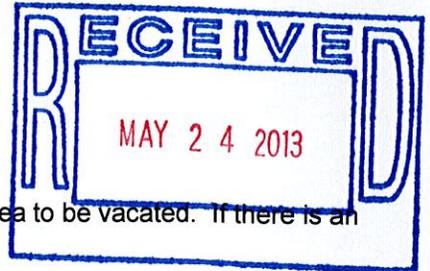
Vacation File No.

1622

Page 1 of 2

Description of Easement to be vacated: Parts of 4th St. S., adjoining the East side of the Metrodome parcel. (Survey and Legal Description Attached)

Review and Comment



Utility easements cannot be reserved unless there is an existing facility within the area to be vacated. If there is an existing utility, please enclose a map showing its location.

Name of Reviewing Agency _____

Phone: _____ e-Mail: _____

Approve petition

Deny petition (provide explanation)

Reserve Easements (provide description)

By: _____ Date _____

Comments:

N

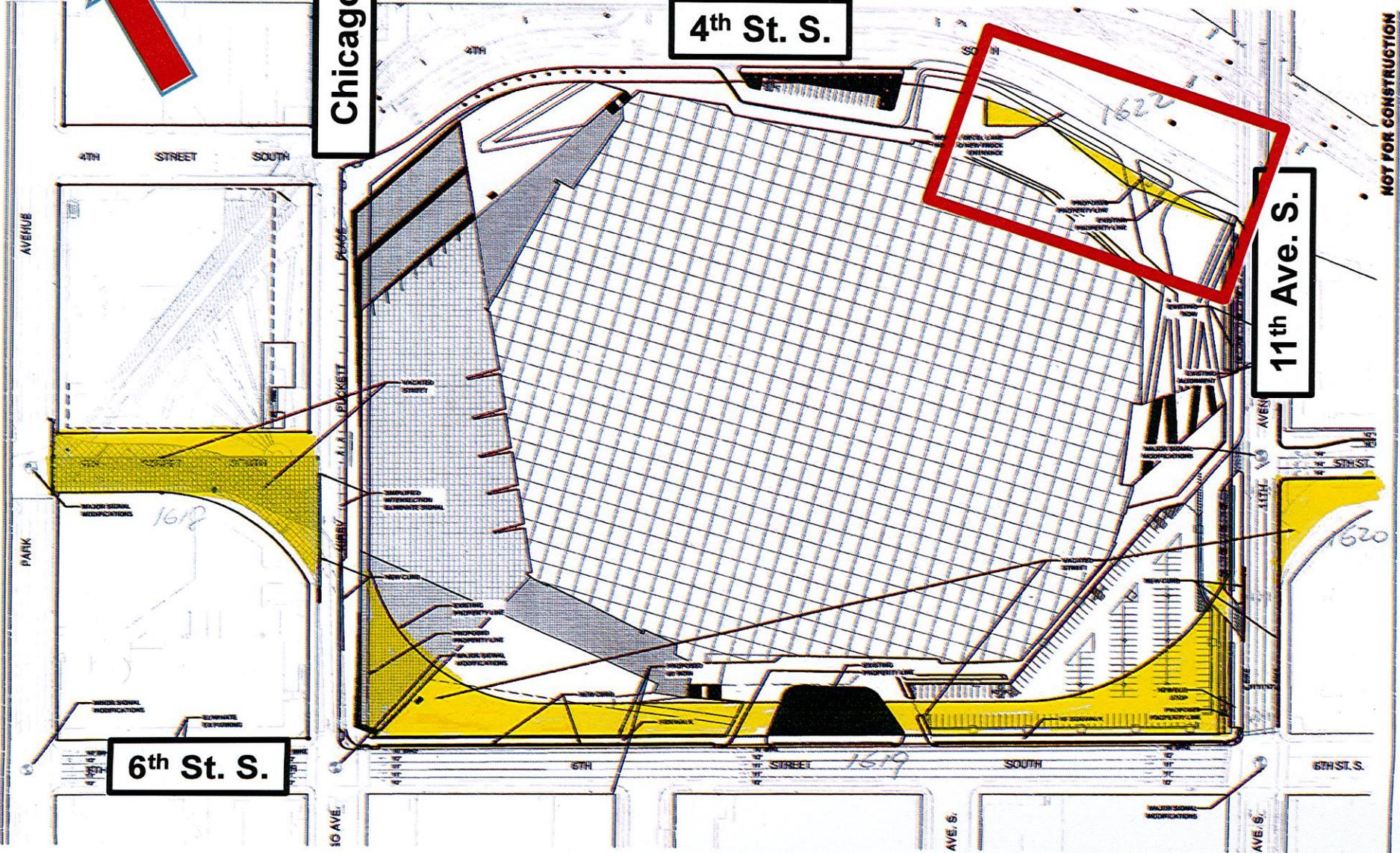


Chicago Ave.

4th St. S.

11th Ave. S.

NOT FOR CONSTRUCTION

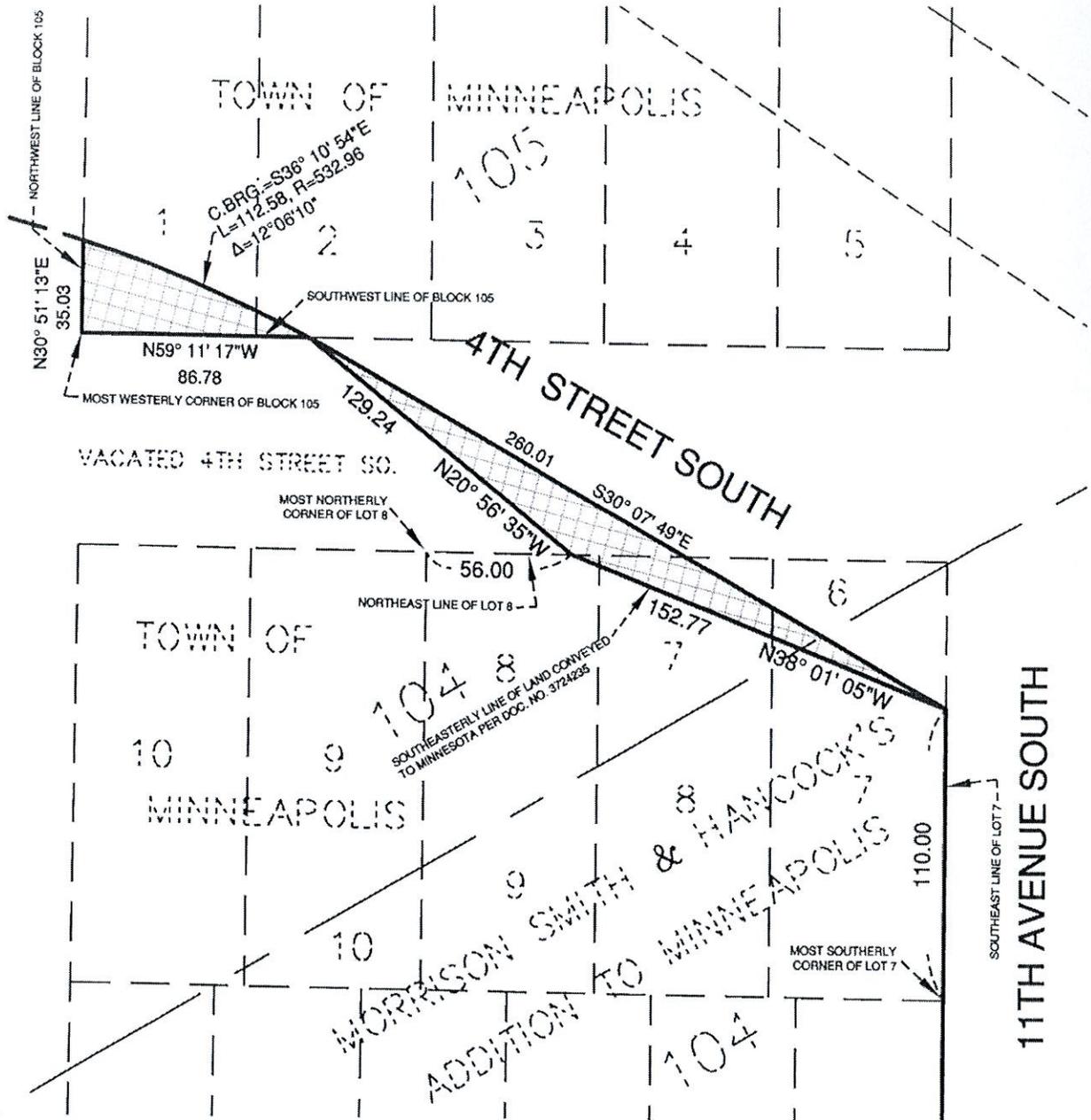


6th St. S.

6TH ST. S.

STREET VACATION EXHIBIT

STREET VACATION AREA = 4,585 SQ. FT.



CERTIFICATION:

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

Paul A. Thorp

 PAUL A. THORP

Reg. No. 13637

Date: 5-10-13



NOT TO SCALE



Engineering · Surveying
 Landscape Architecture

HANSEN THORP PELLINEN OLSON, Inc.
 7510 Market Place Drive • Eden Prairie, MN 55344
 952-829-0700 • 952-829-7806 fax

STREET VACATION EXHIBIT

STREET VACATION AREA = 4,585 SQ. FT.

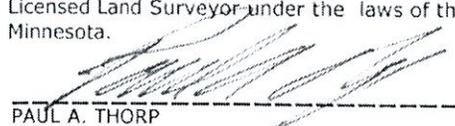
DESCRIPTION OF STREET TO BE VACATED

That part of Lots 1 and 2, Block 105, Town of Minneapolis; vacated 4th Street; Lots 6, 7, and 8, Block 104, Town of Minneapolis; and Lot 7, Block 104, Morrison Smith & Hancock's Addition to Minneapolis described as follows:

Beginning at the most westerly corner of said Block 105; thence North 30 degrees 51 minutes 13 seconds East, along the Northwest line of said Block 105, a distance of 35.03 feet; thence southeasterly a distance of 112.58 feet along a non-tangential curve concave to the southwest having a radius of 532.96, a central angle of 12 degrees 06 minutes 10 seconds and a chord bearing of South 36 degrees 10 minutes 54 seconds East, thence South 30 degrees 07 minutes 49 seconds East, tangent to the last described course a distance of 260.01 feet to a point on the southeast line of Lot 7, Block 104, said Morrison Smith & Hancock's Addition to Minneapolis distant 110.00 feet northeasterly from the most southerly corner thereof; thence North 38 degrees 01 minutes 05 seconds West a distance of 152.77 feet to a point on the northeast line of Lot 8, Block 104, said Town of Minneapolis distant 56.00 feet southeasterly from the most northerly corner thereof; thence North 20 degrees 56 minutes 35 seconds West a distance of 129.24 feet to a point on the southwest line of said Block 105 distant 86.78 feet southeasterly from the most westerly corner thereof; thence North 59 degrees 11 minutes 17 seconds West along the southwest line of said Block 105 a distance of 86.78 feet to the point of beginning.

CERTIFICATION:

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.



PAUL A. THORP

Reg. No. 13637

Date: 5-10-13

 Engineering · Surveying
Landscape Architecture

HANSEN THORP PELLINEN OLSON, Inc.
7510 Market Place Drive • Eden Prairie, MN 55344
952-829-0700 • 952-829-7806 fax

Petition to Vacate
City Of Minneapolis Street, Alley or Utility Easement

Petitioner: Minnesota Sports Facilities Authority (4 of 4)
Address: 900 South 5th Street, Minneapolis, MN 55415
Contact Person: Steven Maki, P.E. (612)-335-3313

Vacation File No.

1622

Page 1 of 2

Description of Easement to be vacated: Parts of 4th St. S., adjoining the East side of the Metrodome parcel. (Survey and Legal Description Attached)

Review and Comment

Utility easements cannot be reserved unless there is an existing facility within the area to be vacated. If there is an existing utility, please enclose a map showing its location.

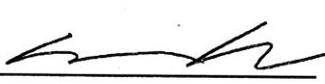
Name of Reviewing Agency CENTURY LINK

Phone: 612-381-5940 e-Mail: ERIC.FREESE2@CENTURYLINK.COM

Approve petition

Deny petition (provide explanation)

Reserve Easements (provide description)

By: ERIC FREESE  Date 5/30/13

Comments:



700 West Linden Avenue
PO Box 1165
Minneapolis, MN 55440-1165

June 3, 2013

Hilary Dvorak
Principal Planner
Minneapolis Department of Community Planning & Economic Development
250 S 4th St. Room 300
Minneapolis, MN 55415

RE: Proposed vacation file No. 1622

Dear Ms. Dvorak:

With reference to your request, CenterPoint Energy has no natural gas mains or services within the Vacation file No. 1622 and has no objection to this proposal.

If you have any questions, please contact me at 612-321-5381.

Respectfully,
CENTERPOINT ENERGY

A handwritten signature in cursive script that reads "Chuck Mayers".

Chuck Mayers
Right-of-Way Specialist
Engineering Services
charles.mayers@centerpointenergy.com
612-321-5381



OSP National Support/
Investigations
2400 North Glenville
Richardson, TX 75082

MCI Communications Services, Inc.

06/06/2013

**CITY OF MINNEAPOLIS
PLANNING AND DEVELOPMENT
HILARY DVORAK
250 S. 4TH STREET, ROOM 300
MINNEAPOLIS, MN 55415**

**RE: FILE NO'S:1618,1619,1620&1622 – EASEMENT VACATION REQUEST
– S. 5TH ST / S. 6TH ST. BETWEEN PARK AVE. AND CHICAGO AVE. –
MINNEAPOLIS, HENNEPIN COUNTY, MN.**

Verizon Business ID: 21340-2013

Dear Sir or Madam:

MCI has been notified by your office regarding the above referenced project.

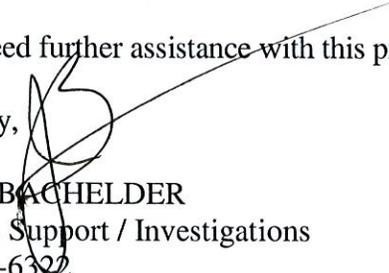
In reviewing this request, it has been determined that MCI does maintain facilities in this area and does not intend to waive any rights of easements as defined in your letter. A copy of our facilities near the area in question is included with this letter.

The as-built drawings for this area are enclosed and are for information purposes only.

You should address future correspondence concerning the project to the attention of **OSP National Support/Investigations** at the above address. Please include the above **Verizon Business ID number**.

If you need further assistance with this project, please do not hesitate to call me.

Sincerely,


JOHN BACHELDER
National Support / Investigations
972-729-6322

**Petition to Vacate
City Of Minneapolis Street, Alley or Utility Easement**

Petitioner: Minnesota Sports Facilities Authority (4 of 4)
Address: 900 South 5th Street, Minneapolis, MN 55415
Contact Person: Steven Maki, P.E. (612)-335-3313

Vacation File No.

1622

Page 1 of 2

Description of Easement to be vacated: Parts of 4th St. S., adjoining the East side of the Metrodome parcel. (Survey and Legal Description Attached)

Review and Comment

Utility easements cannot be reserved unless there is an existing facility within the area to be vacated. If there is an existing utility, please enclose a map showing its location.

Name of Reviewing Agency Comcast - Tom Niedzielski

Phone: 651-493-5407 e-Mail: Thomas.Niedzielski@comcast.com

Approve petition

Deny petition (provide explanation)

Reserve Easements (provide description)

By: Duane Carlson

Date 6-17-13

Comments:

Reply to Vacation Inquiry File # 1622 Parts of 4 th St. S., adjoining the East side of the Metrodome parcel.	To Lisa Baldwin	From: Tom Niedzielski
	City of Minneapolis Planning Commission	Comcast
	Phone # 612-673-5342	Phone # 612-490-7750
	Fax # 612-673-2526	Fax # 651-493-5116

Description of public right-of way proposed to be vacated:

See attached legal description

This section to be completed ONLY by City Depts

- We have no objections to this vacation
- We have no objections to the vacation, subject to conditions stated below
- We object to the vacation for the reasons stated below

Conditions/Reasons:

This section to be completed ONLY by Utilities

- We do NOT have facilities in the proposed vacated area, and we therefore RELEASE our utility easement rights, subject to any conditions or exceptions stated below
- We do NOT have facilities in the proposed vacated area, but we wish to RETAIN our easement rights, subject to any conditions or exceptions stated below
- We DO have facilities in the proposed vacated area, and we therefore RETAIN our easement rights, subject to any conditions or exceptions stated below

Conditions/Exceptions: We can release these rights provided the proposed improvements do not interfere with its existing facilities or interfere with Comcast's access to the said facilities to maintain, repair, or upgrade them. Should the said improvements in anyway interfere with or prevent access to the said facilities, the petitioner or its successor shall provide new easements as required and the petitioner or its successor shall assume all costs of relocating facilities to the new easements.

Duly authorized representative:

Duane Carlson / Construction Manager

Print Name / Title



Signature

Comcast

Company Name

06-12-13

Date



414 Nicollet Mall
Minneapolis, MN 55401

July 15, 2013

Hilary Dvorak, Principal Planner
Minneapolis Department of Community Planning & Economic Development
250 S 4th St., Room 300
Minneapolis, MN 55415

Subject: Vacation File No. 1618, 1619, 1620, and 1622
Xcel Energy S&LR File No. 2013.449, 2013.450, 2013.451, and 2013.452

Dear Ms. Dvorak:

I am writing in response to your letter dated May 29, 2013 requesting Xcel Energy submit comments regarding the above referenced vacations.

Regarding File No. 1618, Xcel Energy requests to retain an easement along 5th St. S., lying between Park Ave. and Chicago Ave. for existing electric facilities. Please see attached description and exhibit.

Regarding File No. 1619 and 1620, Xcel Energy requests to retain our rights along 5th St. S., lying northeasterly of 6th St. S. and lying between Chicago Ave. and 11th Ave. S. as well as Part of Block 7, Morrison, Smith and Hancock's Addition to Minneapolis for existing electric facilities. However, if these facilities are to be relocated, please work with Designer Daniel Messner, 612-630-4167 and myself. Xcel Energy will locate or release easements when we have more information from the City and/or developer.

Regarding File No. 1622, this is a service line for which Xcel Energy requires no easement. However, the City and/or developer should work with Daniel Messner, 612-630-4167 and myself on the duct relocation. There will be a charge for the relocation.

PLEASE PROVIDE A COPY OF THE RECORDED DOCUMENT WHEREIN THE ABOVE EASEMENT IS RESERVED.

Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads 'Aimie Mims'.

Aimie L. Mims
Associate Siting & Land Rights Agent
612-330-6705
aimie.l.mims@xcelenergy.com

January 16, 2015

Hilary Dvorak
CPED-Planning
250 4th St. So., Room 100
Minneapolis, MN 55415

RE: Vacating part of the street right of way of 4th St. S. for the MN Sports Facilities Authority (Vacation 1622)

Dear Ms. Dvorak:

Public Works staff has reviewed this vacation petition and recommends Approval of said petition.

The area to be vacated is legally described as follows:

That part of Lots 1 and 2, Block 105, Town of Minneapolis; vacated 4th Street; Lots 6, 7 and 8, Block 104, Town of Minneapolis; and Lot 7, Block 104, Morrison Smith & Hancock's Addition to Minneapolis, described as follows:

Beginning at the most westerly corner of said Block 105; thence North 30 degrees, 51 minutes, 13 seconds East, along the Northwest line of said Block 105, a distance of 35.03 feet; thence southeasterly a distance of 112.58 feet along a non-tangential curve concave to the southwest having a radius of 532.96 feet, a central angle of 12 degrees, 06 minutes, 10 seconds and a chord bearing of South 36 degrees, 10 minutes, 54 seconds East; thence South 30 degrees, 07 minutes, 49 seconds East, tangent to the last described course a distance of 260.01 feet to a point on the southeast line of Lot 7, Block 104, said Morrison Smith & Hancock's Addition to Minneapolis distant 110.00 feet northeasterly from the most southerly corner thereof; thence North 38 degrees, 01 minutes, 05 seconds West a distance of 152.7 feet to a point on the northeast line of Lot 8, Block 104, said Town of Minneapolis distant 56.00 feet southeasterly from the most northerly corner thereof; thence North 20 degrees, 56 minutes, 35 seconds West a distance of 129.24 feet to a point on the southwest line of said Block 105 distant 86.78 feet southeasterly from the most westerly corner thereof; thence North 59 degrees, 11 minutes, 17 seconds West along the southwest line of said Block 105 a distance of 86.78 feet to the point of beginning.

Sincerely,

Don Elwood, P.E.
Director, Transportation Planning & Engineering

Cc: Dennis Morris